

ZONING & SUBDIVISION ORDINANCE REWRITE

April 21, 2025

Agenda

- 1 CONTINUED DISCUSSION ON PROPOPOSED ZONING DISTRICTS, LAND USES, AND DIMENSIONAL STANDARDS**
- 2 ZONING HUB DEMONSTRATION**

What Is Being Presented This Evening?

Appendix A: Land Use Table

Appendix B: Land Use Descriptions

Appendix C: Zoning Districts and Dimensional Standards

Appendix A. Land Use Table
Working Draft (04-16-2025)

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

Appendix B - Land Use Descriptions
Working Draft (04-16-2025)

Series	Land Use
1	Residential
1.01	Boardinghouse
Description: A place where lodging is furnished by pre-arrangement for compensation for 4 or more people, not members of the household unit, but not exceeding 11 people and not open to transient customers. Occupants of a boarding house may or may not have access to common kitchen facilities or be provided with common meals.	
Note: Also known as work/live.	
1.02	Live/work dwelling
Description: A building or a portion of a building that combines a residential dwelling with a commercial activity operated by the resident.	
Note: Also known as work/live.	
1.03	Manufactured home park
Description: A place with 2 or more designated pads (i.e., lots) for lease or rent to the general public for the placement of a mobile home or a manufactured home.	
	
1.04	Mixed-use residential
Description: One or more dwelling units situated within a commercial building.	
	
1.05	Multi-family, 2 units
Description: A building containing 2 dwelling units that is situated on one lot. The term includes various construction types including modular, panelized, pre-cut, and site built. The units may be in a single ownership or owned separately as in a condominium.	
Note: Also known as duplex.	
	
1.06	Multi-family, 3 to 4 units
Description: A building containing 3 to 4 dwelling units that is situated on one lot. The term includes various construction types including modular, panelized, pre-cut, and site built. The units may be in a single ownership or owned separately as in a condominium.	
	
1.07	Multi-family, 5 or more units
Description: A building containing more than 15 dwelling units that is situated on one lot. The term includes various construction types including modular, panelized, pre-cut, and site built. The units may be in a single ownership or owned separately as in a condominium.	

City of Janesville

Chapter XX- Zoning

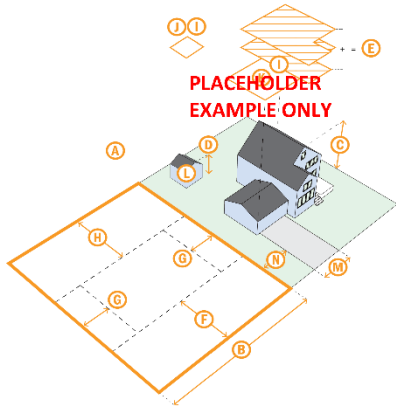
- 4.17.2025 Working Draft -

Appendix C Zoning Districts and Dimensional Standards

Suburban Residential (R-1) District

This district is intended to provide residential areas predominantly occupied by single- and two-family dwellings with a lower density suburban development pattern.

[Combine R-1 and R-1D]



Lot Standards	Details
A Lot area, minimum	5,000 square feet
B Lot width, minimum	50 feet
Building Standards	
C Principal building height, maximum	35 feet; subject also to airport height provisions § _____
D Accessory building height, maximum	Not to exceed principal structure height; subject also to airport height provisions § _____
E Detached accessory building first floor area, maximum	120 square feet
F Detached garage first floor area, maximum	Not to exceed principal building first floor area
Setbacks	
G Street-yard setback, minimum	20 feet
H Side-yard setback, minimum	8 feet
I Rear-yard setback, minimum	25 feet

Existing vs. Proposed Zoning Districts

Comparison of Existing and Proposed Zoning Districts

Residential

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

Business

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

Industrial

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

Special Purpose

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

18 Proposed Zoning Districts

Approach to Consolidated Districts and Uses

Why should the City...

- Reduce the number of zoning districts?
- Expand the uses permitted in each district?
- Reduce the complexity of district standards?
- Create special districts for special uses?

Benefits of the recommended changes:

- Reduce barriers to development
- Reduced risk for developers -> reduced cost of development -> improved affordability
- Increase the potential for underutilized land without a zoning change
- Reduce Staff time needed to review new developments
- Signal the types of developments Janesville wants to encourage
- Provide the City with more control for problematic uses

Existing vs. Proposed Zoning Districts

Residential

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

Existing vs. Proposed Zoning Districts

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

Existing vs. Proposed Zoning Districts

Industrial

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

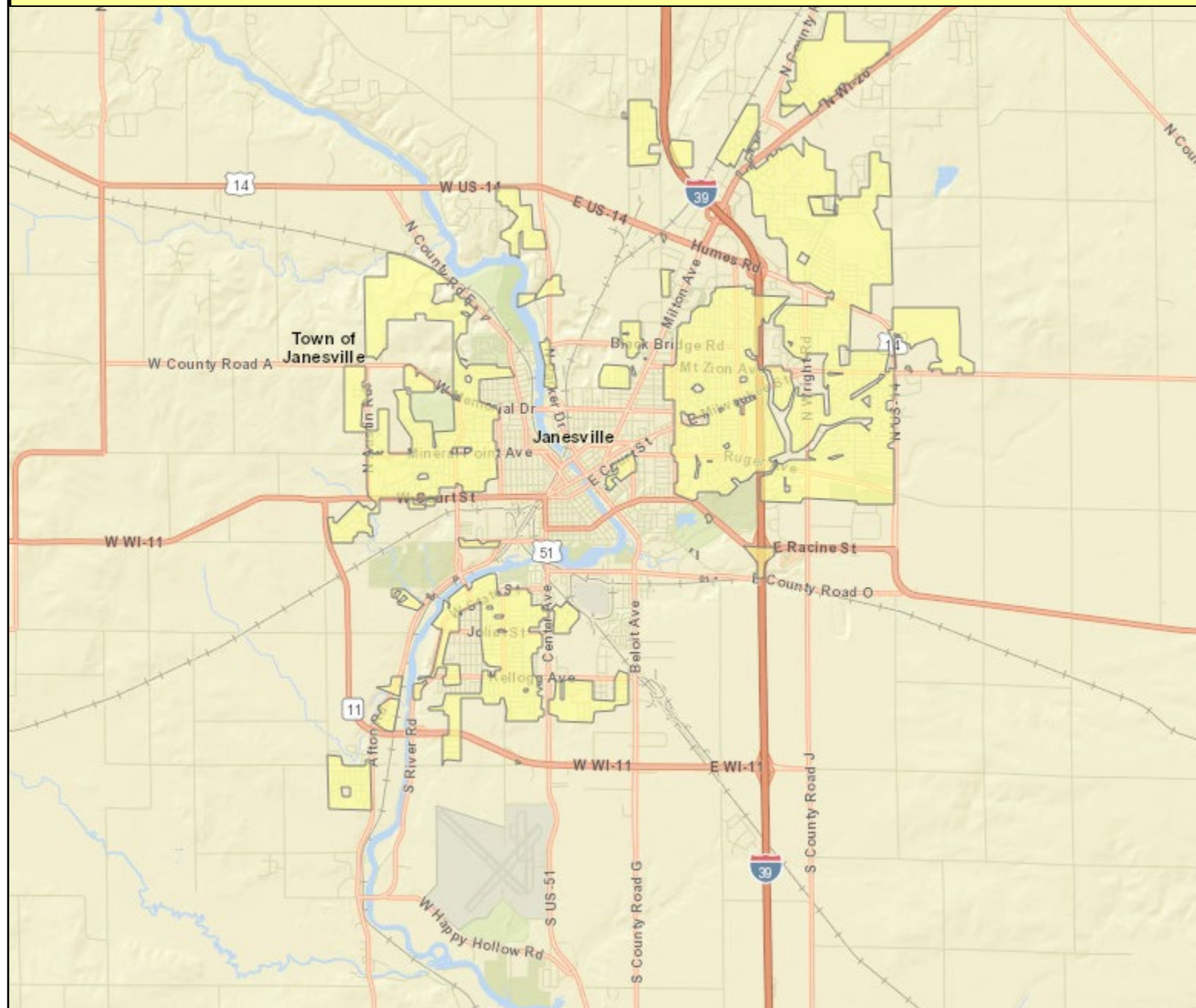
Existing vs. Proposed Zoning Districts

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

Existing vs. Proposed Zoning Districts

Existing Zoning	Proposed District	
R1 Single-Family and Two-Family Residence	R-1	Suburban Residential District
R-1D Two-Family Residence		

Proposed R-1 Zoning District



Suburban Residential (R-1) District

This district is intended to provide residential areas predominantly occupied by single- and two-family dwellings with a lower density suburban development pattern.

Existing vs. Proposed Zoning Districts

Existing Zoning	Proposed District	
R1 Single-Family and Two-Family Residence	R-1	Suburban Residential District
R-1D Two-Family Residence		

Lot Standards		Details	Compared to existing R1 and R-1D (in red)
A	Lot area, minimum		5,000 square feet, plus 3,000 square feet for each additional unit exceeding 2 (R1 - 7,700) (R-1D - 10,000)
B	Lot width, minimum		50 feet (R1 and R-1D = 70 feet)
Building Standards			
C	Principal building height, maximum		35 feet; subject also to airport height provisions § _____ (R1 and R-1D 30 feet or 2.5 stories)
D	Accessory building height, maximum		Not to exceed principal structure height; subject also to airport height provisions § _____ (R1 and R-1D 14 feet)
E	Detached accessory building first floor area, maximum		120 square feet (same)
F	Detached garage first floor area, maximum		Not to exceed principal building first floor area (R1 and R-1D 750 sq. ft.)
Setbacks			
G	Street-yard setback, minimum		20 feet (R1 and R-1D 25 feet)
H	Side-yard setback, minimum		8 feet (same)
I	Rear-yard setback, minimum		25 feet (same)
J	Highway setback, minimum		25 feet (same)
K	Detached accessory building setback, minimum		Not less than the principal structure setback in a street yard; 2 feet in a side or rear yard (R1 and R-1D = same as front/street yard setback)
Site Standards			
L	Number of detached accessory buildings, maximum		2 (R1 and R-1D = not more than one accessory building and not more than one detached garage)
M	Driveway width, maximum		24 feet; see driveway standards (§ _____) (same)
N	Driveway setback, minimum		1 foot, except when shared (R1 and R-1D 5 feet)
O	Parking lot setback, minimum		Same as principal structure setbacks (same)

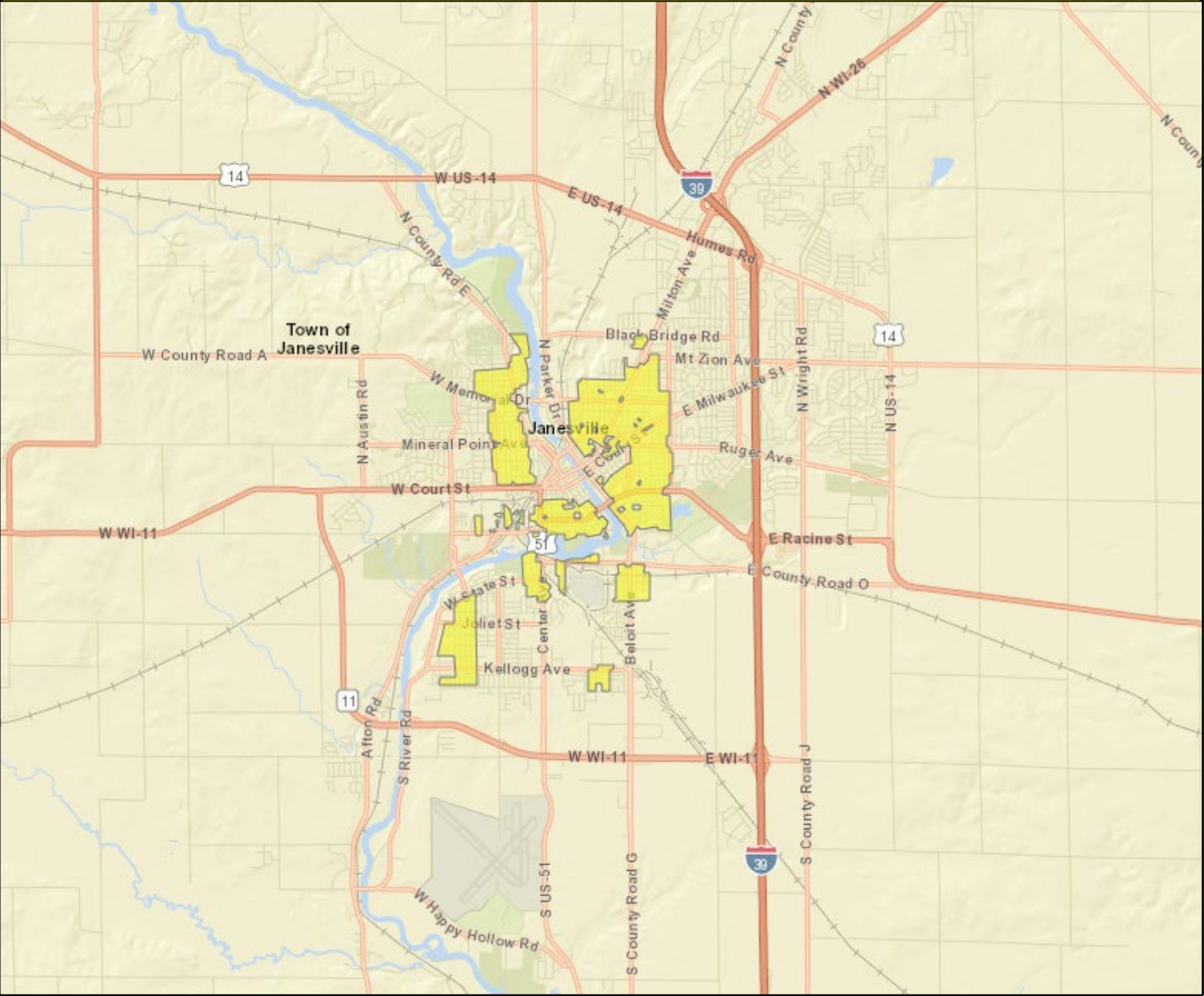
District Highlights

- No Green Space %
 - R1 and R-1D= 25%
- No Open Space %
 - R1 and R-1D= 40%
- 2-family units are permitted uses
 - Conditional use in existing R1

Existing vs. Proposed Zoning Districts

Existing Zoning	Proposed District	
R2 Limited General Residence	R-2	Low Density Mixed Residential

Proposed R-2 Zoning District



Low Density Mixed Residential (R-2) District

This district is intended to provide residential areas predominantly occupied by single- and two-family dwellings compatible with a compact urban development pattern.

Existing vs. Proposed Zoning Districts

Existing Zoning	Proposed District	
R2 Limited General Residence	R-2	Low Density Mixed Residential

Lot Standards		Details	Compared to existing R2 (in red)
A	Lot area, minimum		5,000 square feet, ~~plus 3,000 square feet for each additional unit exceeding 2~~ R-2 (single family) 5,000 s.f. (two-family) 8,000 s.f.
B	Lot width, minimum		40 feet (50 feet)
Building Standards			
C	Principal building height, maximum		35 feet; subject also to airport height provisions §____ 30 feet or 2.5 stories
D	Accessory building height, maximum		Not to exceed principal structure height; subject also to airport height provisions §____ (14 feet)
E	Detached accessory building first floor area, maximum		120 square feet (same)
F	Detached garage first floor area, maximum		Not to exceed principal building first floor area (750 s.f.)
Setbacks			
G	Street-yard setback, minimum		10 feet (25 feet)
H	Side-yard setback, minimum		6 feet (8 feet)
I	Rear-yard setback, minimum		25 feet (same)
J	Highway setback, minimum		25 feet (same)
K	Detached accessory building setback, minimum		Not less than the principal structure setback in a street yard; 2 feet in a side or rear yard (same as front/street yard setback)
Site Standards			
L	Number of detached accessory buildings, maximum		2 (not more than one accessory building and not more than one detached garage)
M	Driveway width, maximum		24 feet; see driveway standards (§____) (same)
N	Driveway setback, minimum		1 foot, except when shared (5 feet)
O	Parking lot setback, minimum		Same as principal structure setbacks (n/a)

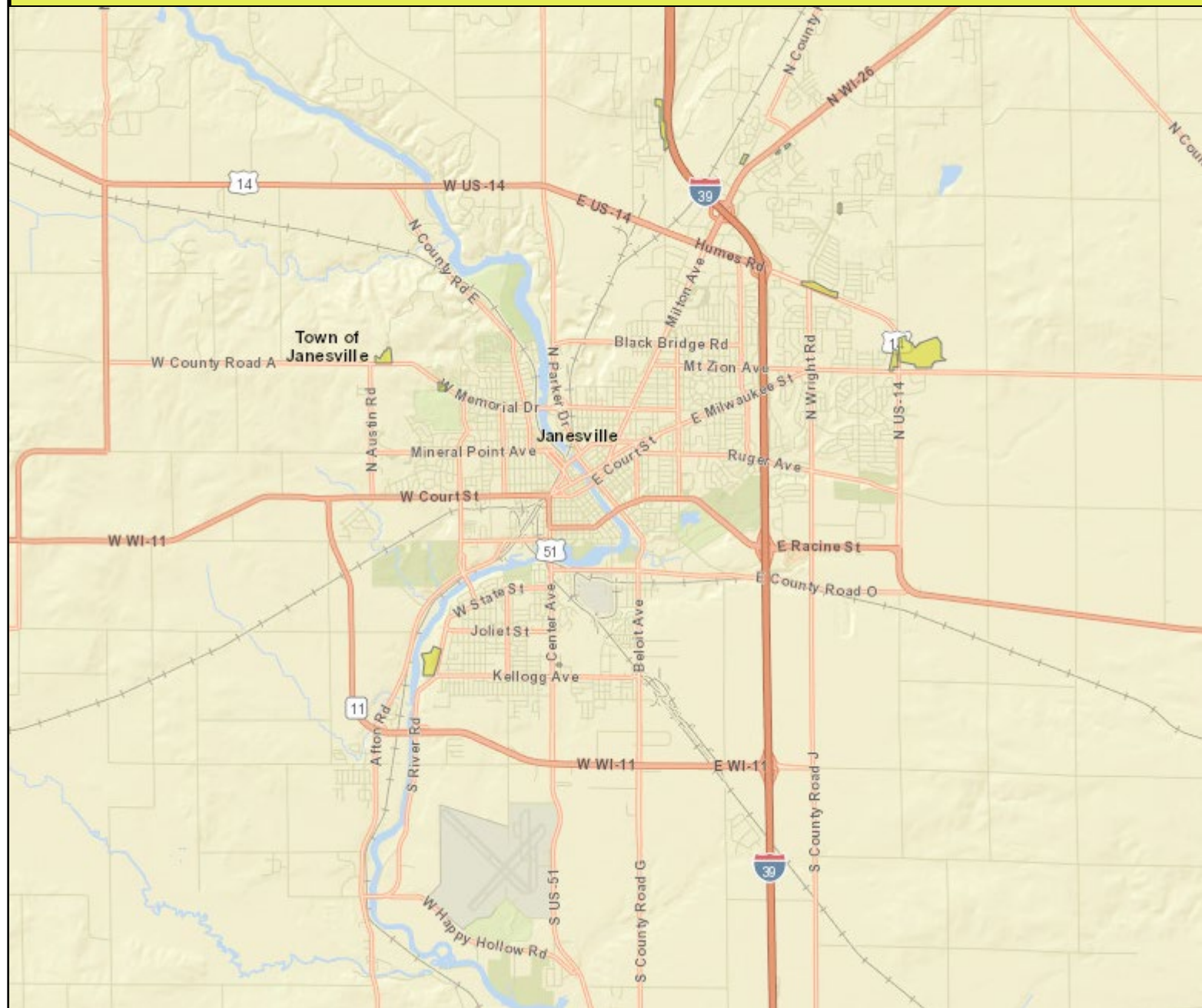
District Highlights

- No Green Space %
 - **R2= 25%**
- No Open Space %
 - **R2= 40%**
- 2-family units are permitted uses
 - **Conditional use in existing R2**

Existing vs. Proposed Zoning Districts

Existing Zoning	Proposed District	
R3M Medium Density Residence	R-3	Medium Density Mixed Residential
R3 General Residence		

Proposed R-3 Zoning District



Medium Density Mixed Residential (R-3) District

This district is intended to accommodate a mix of residential development at densities and scale compatible with single- and two-family residences.

Existing vs. Proposed Zoning Districts

Existing Zoning	Proposed District	
R3M Medium Density Residence	R-3	Medium Density Mixed Residential
R3 General Residence		

Lot Standards		Details	Compared to existing R3 and R3-M (in red)
A	Lot area, minimum		5,000 square feet, plus 1,300 square feet for each additional unit exceeding 2 (R3+R3M Single-family = 8000 sf / Two-family = 8000 sf +3,000 sf per additional dwelling unit)
B	Lot width, minimum		40 feet (R3+R3M = 50 feet)
Building Standards			
C	Principal building height, maximum		50 feet; subject also to airport height provisions §____ (R3M = 30 feet or 2 1/2 stories, whichever is greater. R3 has no height limit)
D	Accessory building height, maximum		Not to exceed principal structure height; subject also to airport height provisions §____ (R3+R3M = 14 feet)
E	Detached accessory building first floor area, maximum		120 square feet (same)
F	Detached garage first floor area, maximum		Not to exceed principal building first floor area (R3+R3M = 750 sf)
Setbacks			
G	Street-yard setback, minimum		10 feet (R3+R3M = 25 feet)
H	Side-yard setback, minimum		6 feet plus 2 feet for each additional story exceeding 2; buildings exceeding 2.5 stories shall have a side yard not less than 25 feet abutting the R-1 and R -2 districts (R3+R3M = 8 feet)
I	Rear-yard setback, minimum		25 feet (same)
J	Highway setback, minimum		25 feet (same)
K	Detached accessory building setback, minimum		Not less than the principal structure setback in a street yard; 2 feet in a side or rear yard (R3+R3M = same as front/street yard setback)
Site Standards			
L	Number of detached accessory buildings, maximum		2 (not more than one accessory building and not more than one detached garage)
M	Driveway width, maximum		24 feet; see driveway standards (§____) (same)
N	Driveway setback, minimum		1 foot, except when shared (5 feet)
O	Parking lot setback, minimum		Same as principal structure setbacks (5 feet)

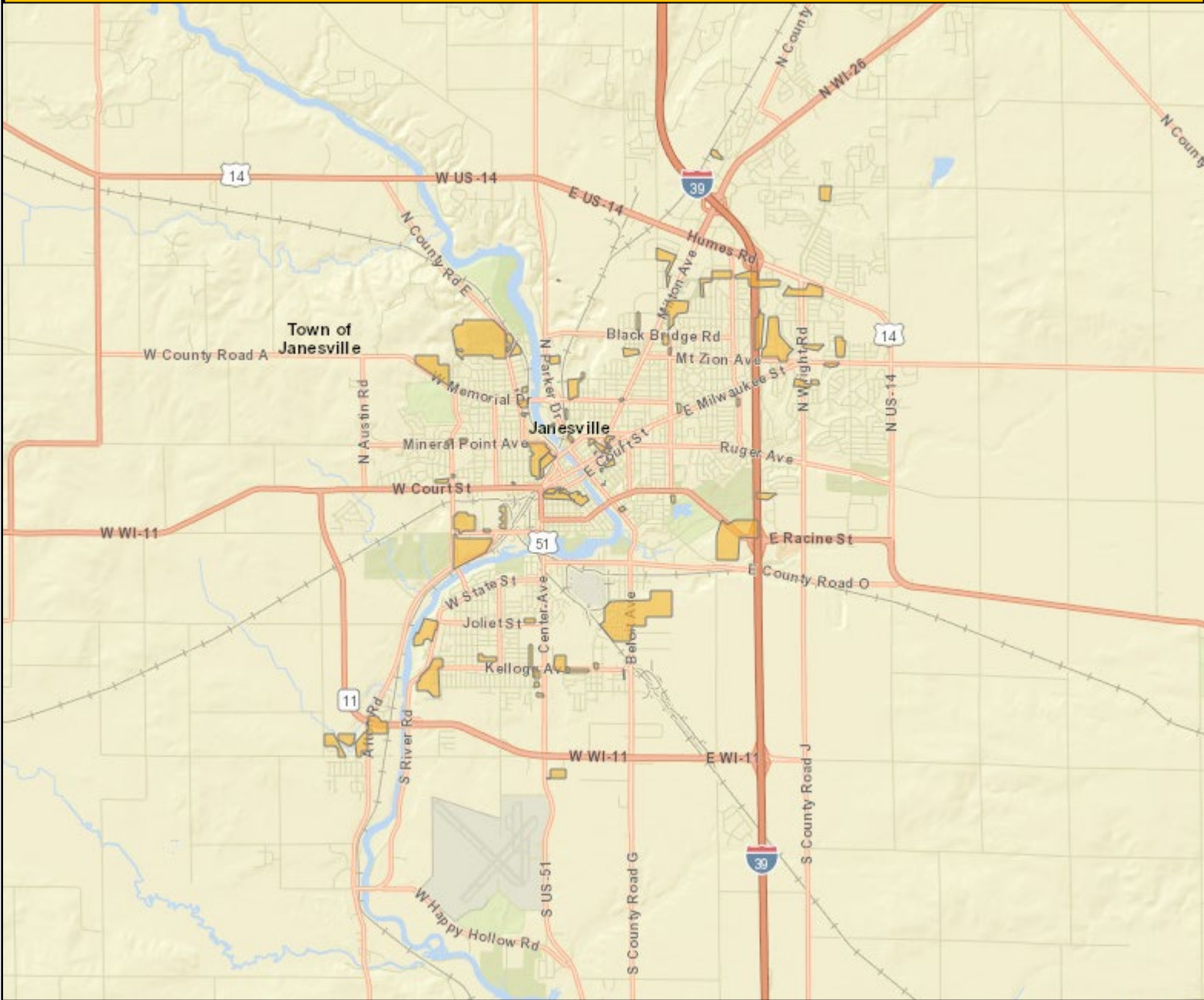
District Highlights

- No Green Space %
 - R3 = 25%
 - R3M = 25%
- No Open Space %
 - R3 = none
 - R3M = 40%
- 2-family units is a permitted use
 - Same as R3 and R3M
- Multifamily is a permitted use (1-4 units permitted, 5+ units conditional)
 - Up to 5 units permitted in R3 and R3M
 - 6-8 units permitted in R3, conditional in R3M
 - 9 plus units permitted in R3, not permitted in R3M

Existing vs. Proposed Zoning Districts

Existing Zoning	Proposed District	
R4 Central Residence	R-4	High Density Residential

Proposed R-4 Zoning District



High Density Residential (R-4) District

This district is intended to accommodate a mix of residential development at higher densities than permitted in other residential districts. This district should primarily be located in proximity to existing or planned urban amenities, services, civic functions, public transportation, and workplaces in a walkable environment.

Existing vs. Proposed Zoning Districts

Existing Zoning	Proposed District	
R4 Central Residence	R-4	High Density Residential

Lot Standards		Details	Compared to existing R4 (in red)
A	Lot area, minimum		5,000 square feet, plus 400 square feet for each additional unit exceeding 2 (single-family = 5,000sf / Two-family = 5,400 sf. Lot area per additional dwelling unit is the same (400 sf)
B	Lot width, minimum		40 feet (no minimum lot width)
Building Standards			
C	Principal building height, maximum		None; subject also to airport height provisions §_____ (same)
D	Accessory building height, maximum		Not to exceed principal structure height; subject also to airport height provisions §_____ (14 feet)
E	Detached accessory building first floor area, maximum		120 square feet (same)
F	Detached garage first floor area, maximum		Not to exceed principal building first floor area (750 sf)
Setbacks			
G	Street-yard setback, minimum		10 feet (25 feet)
H	Side-yard setback, minimum		6 feet plus 2 feet for each additional story exceeding 2; buildings exceeding 2.5 stories shall have a side yard not less than 25 feet abutting the R-1 and R-2 districts (8 feet)
I	Rear-yard setback, minimum		25 feet (same)
J	Highway setback, minimum		25 feet (same)
K	Detached accessory building setback, minimum		Not less than the principal structure setback in a street yard; 2 feet in a side or rear yard (same as front/street yard setback)
Site Standards			
L	Number of detached accessory buildings, maximum		2 (not more than one accessory building and not more than one detached garage)
M	Driveway width, maximum		24 feet; see driveway standards (§____) (same)
N	Driveway setback, minimum		1 foot, except when shared (5 feet)
O	Parking lot setback, minimum		6 feet and must be screened (5 feet)

District Highlights

- No Green Space %
 - R4 = 25%
- No Open Space %
 - R4 = none
- Two- family and Multifamily are permitted uses regardless of number of units per structure (limited by lot area minimums)
 - Same as R4

Existing vs. Proposed Zoning Districts

Existing Zoning	Proposed District	
n/a	R-8	Planned Mixed Residential

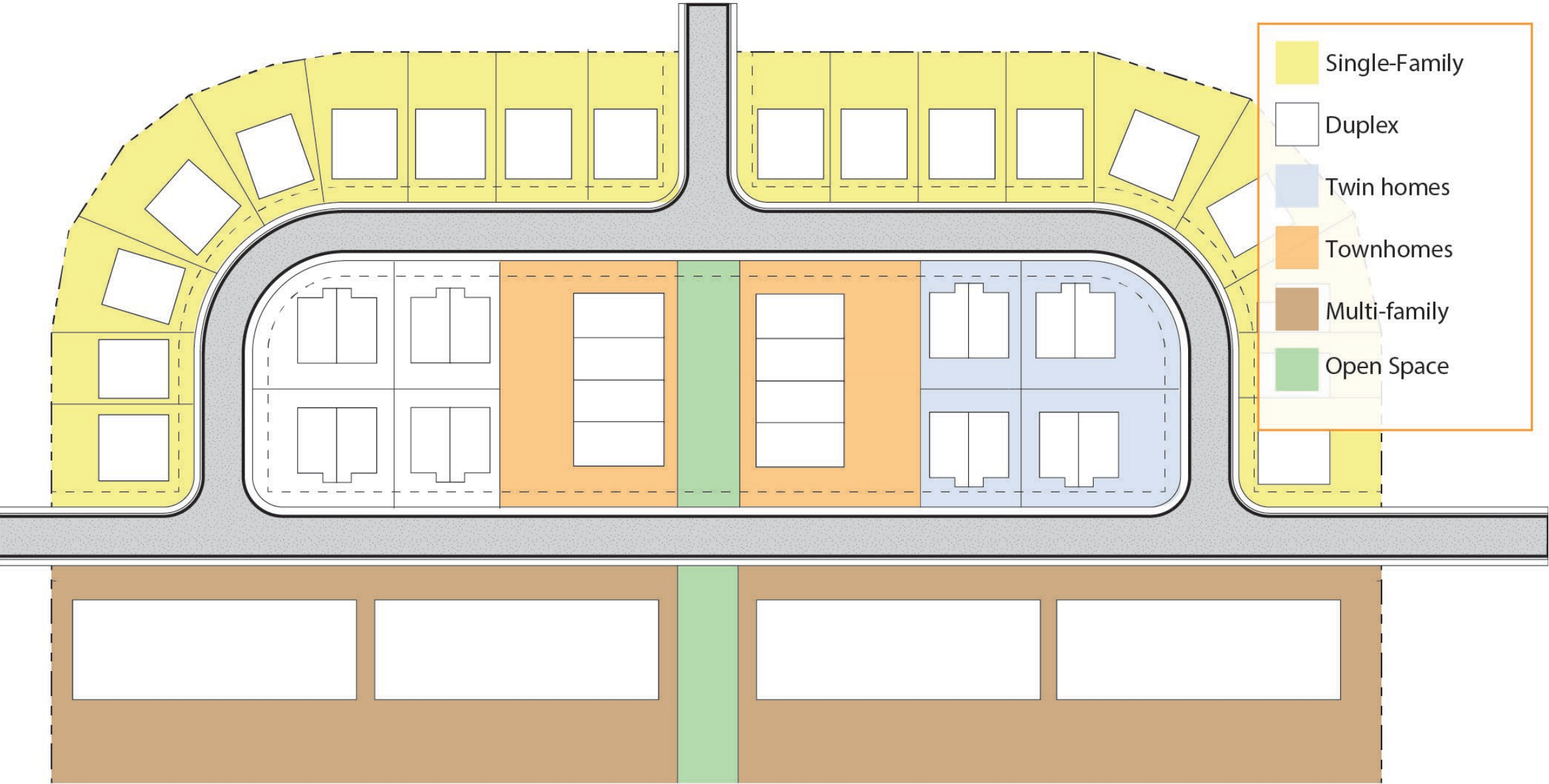


Diagram of mixed-residential design

Planned Mixed Residential (R-8) District

This district is intended accommodate new residential development projects with a complimentary mix of two or more of the following housing types: single-family residences; duplexes; twin homes; townhomes; and multi-family. **Add minimum project area size.**

Existing vs. Proposed Zoning Districts

Existing Zoning	Proposed District	
n/a	R-8	Planned Mixed Residential

Lot Standards		Details
A Lot area, minimum		This is a new district without a direct comparison to an existing zoning district 5,000 square feet plus 1,300 square feet for each additional dwelling unit exceeding 2
B Lot width, minimum		40 feet
Building Standards		
C Principal building height, maximum		50 feet; subject also to airport height provisions §_____
D Accessory building height, maximum		Not to exceed the principal structure height; subject also to airport height provisions §_____
E Detached accessory building first floor area, maximum		120 square feet
F Detached garage first floor area, maximum		Not to exceed principal building first floor area
Setbacks		
G Street-yard setback, minimum		0 feet
H Side-yard setback, minimum		6 feet plus 2 feet for each additional story exceeding 2 except adjoining townhomes; buildings exceeding 2.5 stories shall have a side yard not less than 25 feet abutting the R-1 and R-2 districts.
I Rear-yard setback, minimum		25 feet for principal buildings
J Highway setback, minimum		25 feet
K Detached accessory building setback, minimum		Not less than the principal structure setback in a street yard; 2 feet in a side or rear yard
Site Standards		
L Number of detached accessory buildings, maximum		2
M Driveway width, maximum		24 feet; see driveway standards (§____)
N Driveway setback, minimum		1 foot, except when shared
O Parking lot setback, minimum		5 feet and must be screened

District Highlights

- This is a new district, without a comparable existing zoning district.
- The use and application of this new district will be the subject of further discussion.

Existing vs. Proposed Zoning Districts

Existing Zoning	Proposed District	
n/a	R-9	Manufactured Home Neighborhood

Potential R-9 Zoning District



Manufactured Home Neighborhood (R-9) District

This district is intended to accommodate mobile homes and/or manufactured homes as part of a unified project, which may also include compatible community and civic uses.

This specific property is currently zoned R3.

Existing vs. Proposed Zoning Districts

Existing Zoning	Proposed District	
n/a	R-9	Manufactured Home Neighborhood

Lot Standards		Details
A	Lot area, minimum	5 acres
B	Lot width, minimum	250 feet
Building Standards		
C	Principal building height, maximum	24 feet; subject also to airport height provisions §_____
D	Accessory building height, maximum	Not to exceed principal structure height on the same lot; subject also to airport height provisions §_____
E	Detached accessory building first floor area, maximum	120 square feet
Setbacks		
F	Street-yard setback, minimum	75 feet
G	Side-yard setback, minimum	40 feet
H	Rear-yard setback, minimum	40 feet
I	Highway setback, minimum	75 feet
J	Detached accessory building setback, minimum	Not less than the principal structure setback in a street yard; 2 feet in a side or rear yard
Site Standards		
K	Number of detached accessory buildings, maximum	1 for each lot
L	Driveway width, maximum	24 feet; see driveway standards (§____)
M	Driveway setback, minimum	16 feet

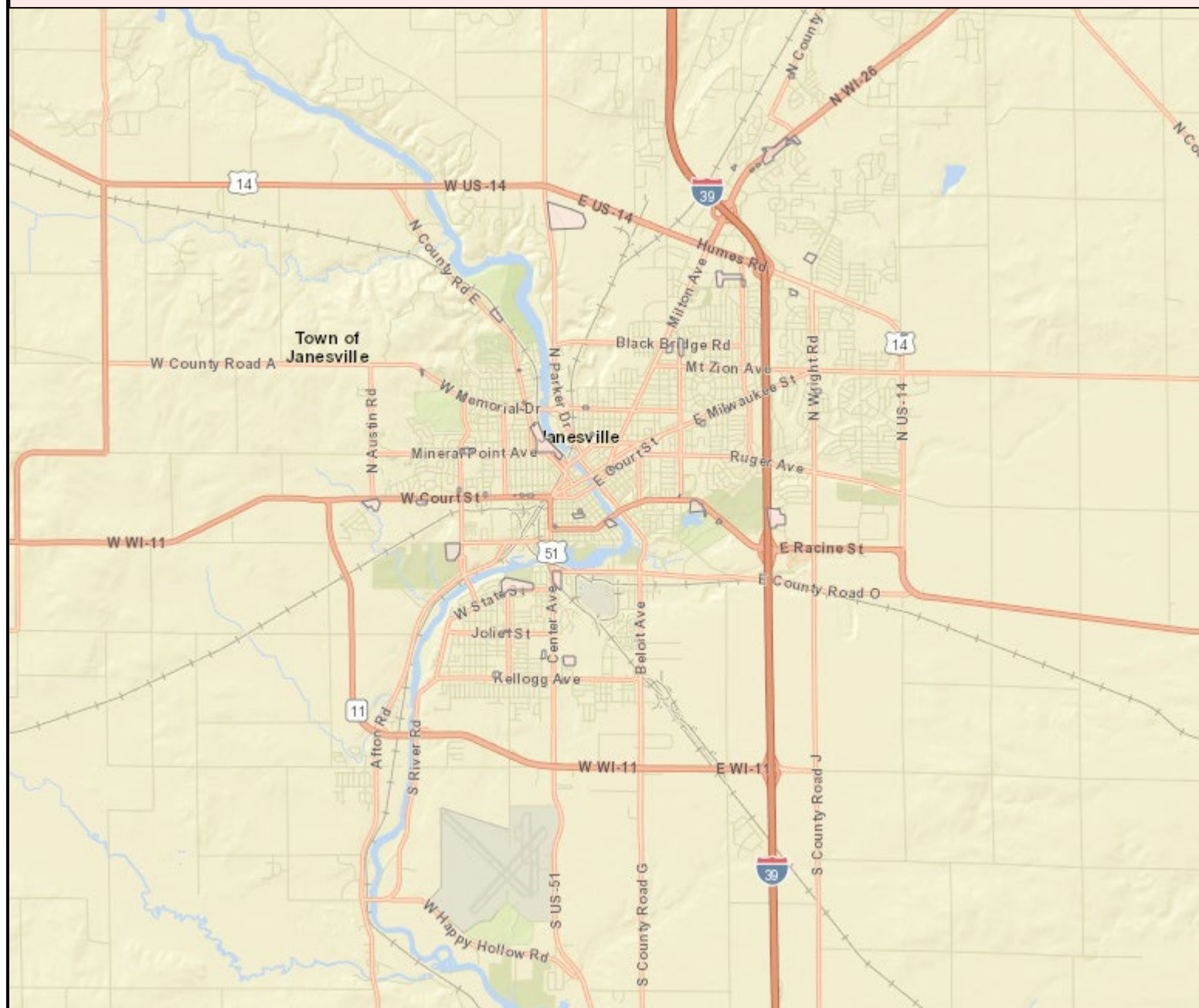
District Highlights

- This is a new district, without a comparable existing zoning district.
- This new district may include existing mobile home parks.

Existing vs. Proposed Zoning Districts

Existing Zoning	Proposed District	
B1 Neighborhood Convenience	B-1	Neighborhood Mixed use
O1 Office/Residence		

Proposed B-1 Zoning District



Neighborhood Mixed Use (B-1) District

This district is intended to accommodate a range of low-impact commercial, office, and residential uses compatible with residential neighborhoods and generally satisfying the basic daily needs of the surrounding neighborhoods and residences within walking distance or very short driving distance. This district is intended to permit land uses which do not generate large amounts of vehicular traffic that would require large parking areas, loading areas, and other similar site designs that interrupt a compact and walkable development pattern for residents in the same neighborhood.

Existing vs. Proposed Zoning Districts

Existing Zoning	Proposed District	
B1 Neighborhood Convenience	B-1	Neighborhood Mixed use
O1 Office/Residence		

Lot Standards		Details
A	Lot area, minimum	None for non-residential uses; 5,000 square feet, plus 1,300 square feet per additional dwelling unit exceeding 2 for residential uses (same, minor administrative change)
B	Lot width, minimum	None (O1 none/same; B1 100 ft)
Building Standards		
C	Principal building height, maximum	None; subject also to airport height provisions §____ (O1 none/same; B1 40 ft)
D	Principal building floor area, maximum	15,000 square feet for non-residential uses; none for residential uses (O1 none; B1 same)
E	Accessory building height, maximum	Not to exceed principal structure height; subject also to airport height provisions §____ (O1/B1 14 ft)
F	Detached accessory building first floor area, maximum	120 square feet (same, minor administrative change)
G	Detached garage first floor area, maximum	Not to exceed principal building first floor area (same, minor administrative change)
Setbacks		
H	Street-yard setback, minimum	10 feet (O1/B1 25 ft)
I	Side-yard setback, minimum	None; 8 feet adjoining a residence district (same, minor administrative change)
J	Rear-yard setback, minimum	10 feet; none adjoining an alley (B1 = 10 feet, O1 = 25 feet)
K	Highway setback, minimum	25 feet (B1 = 80 feet, O1 = 25 feet (same))
L	Detached accessory building setback, minimum	10 feet in a street yard; 2 feet in a side or rear yard (B1 = front: 25 feet/side-rear 2 feet, O1 front: varies, side-rear 2)
Site Standards		
M	Number of detached accessory buildings, maximum	2 (B1 and O1 allow a max of 1)
N	Driveway width, maximum	30 feet; see driveway standards (§____) (same)
O	Driveway setback, minimum	1 foot, except when shared (B1 and O1 = 5 feet)
P	Parking lot setback, minimum	5 feet and must be screened; none where shared with adjoining properties (B1: varies, O1 = 5 feet)
Q	Loading area setback, minimum	None; must be screened (same)

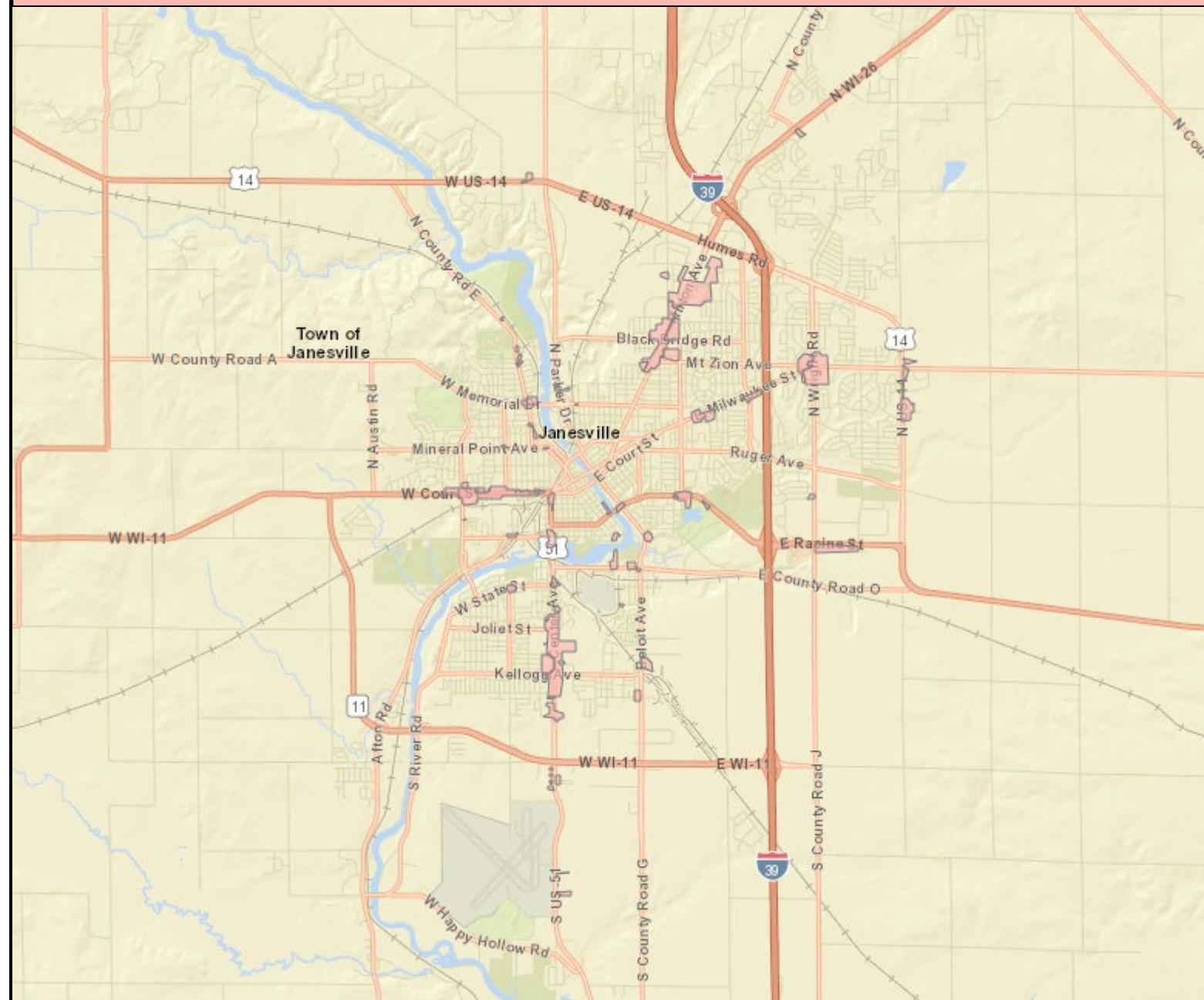
District Highlights

- Expanded residential uses permitted or conditional (single family, live/work, multifamily, townhomes, special care facilities).
- Expanded food and beverage uses (craft brewery/winery/distillery, restaurants no longer conditional, limited vehicular uses).
- Limited artisan manufacturing, artisan shops (maker spaces) permitted.
- Drive-throughs remain a conditional use.

Existing vs. Proposed Zoning Districts

Existing Zoning	Proposed District	
B2 Community Shopping (i)	B-2	Community Business
B3 General Commercial		
BT Business Technology		

Proposed B-2 Zoning District



Community Business (B-2) District

This district is intended to accommodate commercial development of a general nature which is oriented towards arterial roadways and services the regional market area.

Existing vs. Proposed Zoning Districts

Existing Zoning	Proposed District	
B2 Community Shopping (i)	B-2	Community Business
B3 General Commercial		
BT Business Technology		

Lot Standards		Details	Compared to existing B2, B3 and BT districts (in red) B2/B3/BT
A	Lot area, minimum		None; 5,000 square feet, plus 800 square feet per additional dwelling unit exceeding 2 for residential uses (none/none/1 acre)
B	Lot width, minimum		None (none/none/100 feet)
Building Standards			
C	Principal building height, maximum		None; subject also to airport height provisions § ____ (same)
D	Principal building floor area, maximum		25,000 square feet for non-residential uses; none for residential uses (25,000/25,000/none)
E	Accessory building height, maximum		20 feet; subject also to airport height provisions § ____ (14 /14 /14 feet)
F	Detached accessory building first floor area, maximum		750 square feet (none)
G	Detached garage first floor area, maximum		Not to exceed principal building first floor area (none)
Setbacks			
H	Street-yard setback, minimum		10 feet (25/25/25 feet)
I	Side-yard setback, minimum		None; 8 feet adjoining a residence district (none or 10 feet if no party fire wall provided)
J	Rear-yard setback, minimum		10 feet; none adjoining an alley (10/10/10 feet)
K	Highway setback, minimum		25 feet (80/80/80 feet)
L	Detached accessory building setback, minimum		10 feet in a street yard; 2 feet in a side or rear yard; none adjoining an alley (no applicable street yard (B2 and B3, 25 feet in O1) (10-foot side/rear setback in O1)
Site Standards			
M	Number of detached accessory buildings, maximum		1 (not applicable)
N	Driveway width, maximum		30 feet; see driveway standards (§ ____) (same)
O	Driveway setback, minimum		None (5 feet)
P	Parking lot setback, minimum		5 feet and must be screened; none where shared with adjoining properties (varies)
Q	Loading area setback, minimum		25 feet and must be screened (none – 25 feet or more)

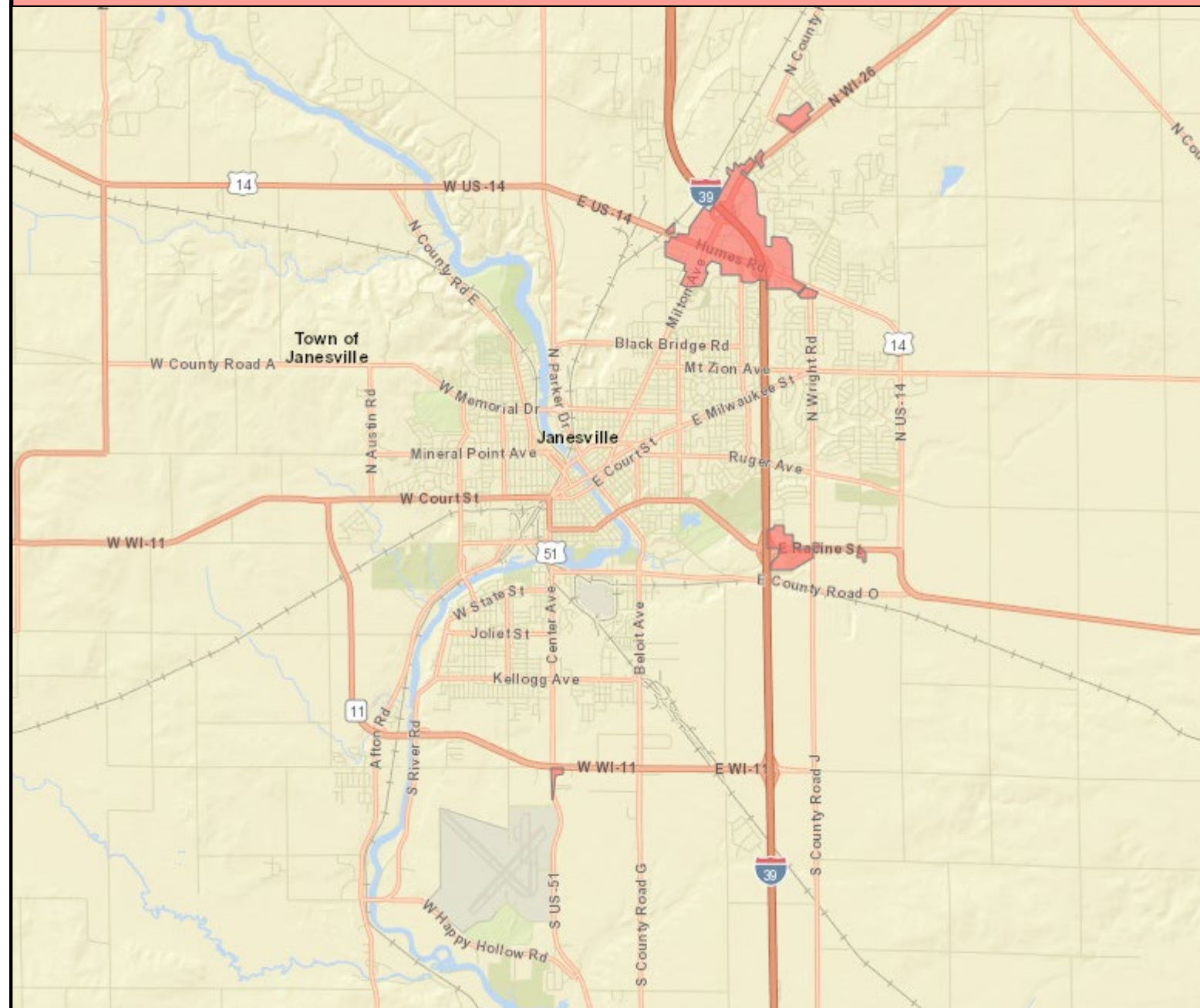
District Highlights

- Includes a broader range of uses compared to B-1.
- Adds modern commercial uses such as business incubators, conference/expo centers, package delivery/pickup hub, EV charging.
- Simplified general retail into a single category, permitted use.
- No longer includes hospitals as a conditional use.

Existing vs. Proposed Zoning Districts

Existing Zoning	Proposed District	
B4 Business Highway	B-3	Highway Commercial

Proposed B-3 Zoning District



Highway Commercial (B-3) District

This district is primarily intended to accommodate the special needs of the persons and vehicles traveling on the freeway and intersecting highways. The B-3 District is generally located around the interchanges and intersecting highways.

Existing vs. Proposed Zoning Districts

Existing Zoning	Proposed District	
B4 Business Highway	B-3	Highway Commercial

Lot Standards		Details	Compared to existing B4 (in red)
A	Lot area, minimum		None (same)
B	Lot width, minimum		None (same)
Building Standards			
C	Principal building height, maximum		None; subject also to airport height provisions §____ (same)
D	Principal building floor area, maximum		None (same)
E	Accessory building height, maximum		20 feet; subject also to airport height provisions §____ (14 feet)
F	Detached accessory building first floor area, maximum		Not to exceed principal structure first floor area (none)
G	Detached garage first floor area, maximum		Not to exceed principal building first floor area (none)
Setbacks			
H	Street-yard setback, minimum		25 feet (same)
I	Side-yard setback, minimum		None; 25 feet adjoining a residence district (none or 10 feet if no common firewall)
J	Rear-yard setback, minimum		10 feet; 25 feet adjoining a residence district; none adjoining an alley (10 feet, except corner lots which are treated as two side yards)
K	Highway setback, minimum		25 feet (80 feet)
L	Detached accessory building setback, minimum		25 feet in a street yard; 2 feet in a side or rear yard (n/a)
Site Standards			
M	Number of detached accessory buildings, maximum		2 (n/a)
N	Driveway width, maximum		30 feet; see driveway standards (§____) (same)
O	Driveway setback, minimum		None (5 feet)
P	Parking lot setback, minimum		5 feet and must be screened; none where shared with adjoining properties (varies)
Q	Loading area setback, minimum		50 feet and must be screened (none)
Green Area (%) (for comparison purposes only)			None (20%)

District Highlights

- Includes a broader range of uses compared to B-1 and B-2.
- Mostly similar uses as permitted today in the B4 Zoning District.

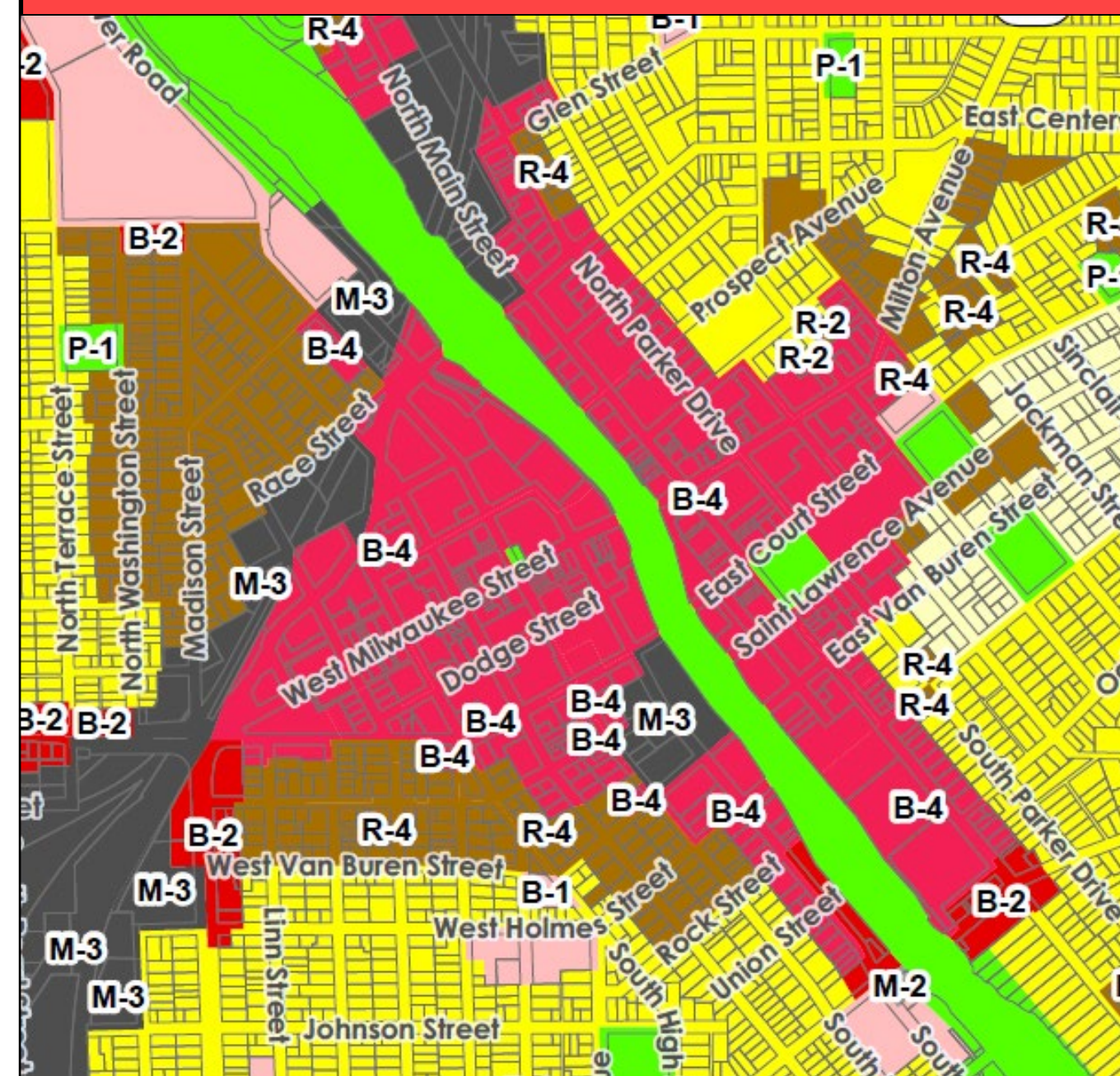
Existing vs. Proposed Zoning Districts

Existing Zoning	Proposed District	
O2 Central Office/ Residence	B-4	Downtown
B5 Central Business		
B6 Central Service		

Existing O2, B5, B6 Zoning Districts



Proposed B-4 Zoning District



Downtown (B-4) District

This district is intended to accommodate a mix of urban residential, office, and neighborhood commercial uses compatible with a compact development pattern and surrounding residential neighborhoods reflective of the traditional development pattern of the central city.

Existing vs. Proposed Zoning Districts

Existing Zoning	Proposed District	
O2 Central Office/ Residence	B-4	Downtown
B5 Central Business		
B6 Central Service		

Lot Standards		Details	Compared to existing O2/B5/B6 (in red)
A	Lot area, minimum		None; 5,000 square feet, plus 400 square feet per additional dwelling unit exceeding 2 for residential uses (5000/none/none)
B	Lot width, minimum		None (none)
Building Standards			
C	Principal building height, maximum		None; subject also to airport height provisions §_____ (none)
D	Accessory building height, maximum		Not to exceed principal structure; subject also to airport height provisions §_____ (14 feet)
E	Detached accessory building first floor area, maximum		Not to exceed principal building first floor area (120/none/none)
F	Detached garage first floor area, maximum		Not to exceed principal building first floor area (750/none/na)
Setbacks			
G	Street-yard setback, minimum		None (none)
H	Side-yard setback, minimum		None; 8 feet adjoining a residence district (none)
I	Rear-yard setback, minimum		10 feet; none for alleys (none)
J	Highway setback, minimum		None (none)
K	Detached accessory building setback, minimum		Not less than the principal building setback in a street yard; none in a side or rear yard (none/none/na)
Site Standards			
L	Number of detached accessory buildings, maximum		1 (1/na/na)
M	Driveway width, maximum		30 feet; see driveway standards (§____) (same)
N	Driveway setback, minimum		None (5 feet)
O	Parking lot setback, minimum		5 feet and must be screened; none where shared with adjoining properties (5 feet/varies/varies)
P	Loading area setback, minimum		5 feet and must be screened (none)

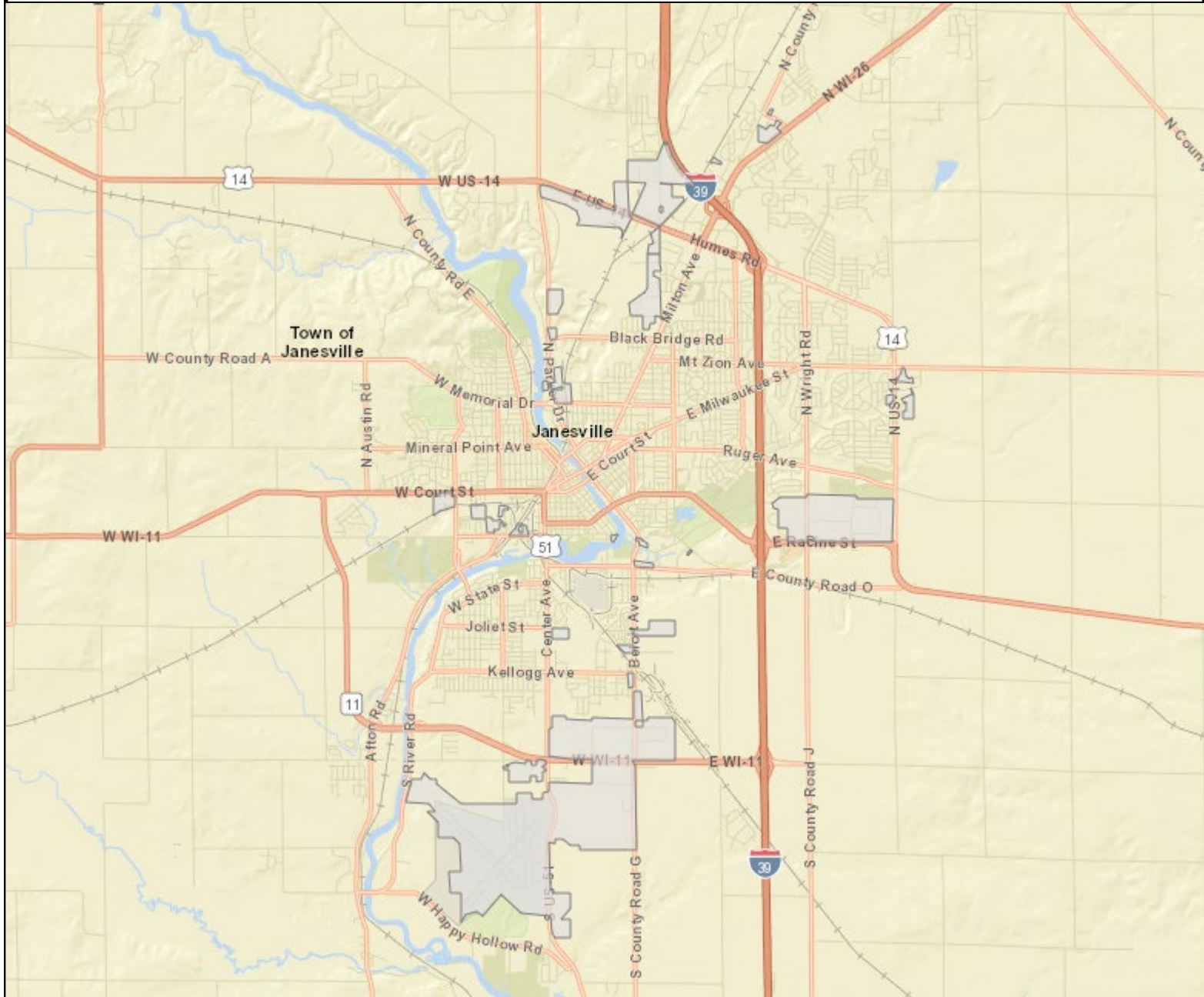
District Highlights

- Consolidates 3 districts into a single Downtown district
- Includes most existing uses from the O2, B5, and B6 districts.
- Similar permitted uses to the B-2 Zoning District except for many vehicle-oriented uses.

Existing vs. Proposed Zoning Districts

Existing Zoning	Proposed District	
M1 Light Industrial	M-1	Light Industrial

Proposed M-1 Zoning District



Light Industrial (M-1) District

This district is intended to provide a suitable environment for those industrial activities and supporting commercial and service uses that require an environment which is substantially hazard and nuisance free and also for those activities which do not create appreciable hazards or nuisances.

Existing vs. Proposed Zoning Districts

Existing Zoning	Proposed District	
M1 Light Industrial	M-1	Light Industrial

Lot Standards		Details Compared to existing M1 (in red)
A	Lot area, minimum	None (same)
B	Lot width, minimum	None (same)
Building Standards		
C	Principal building height, maximum	None; subject also to airport height provisions §____ (same)
D	Accessory building height, maximum	Not to exceed principal structure; subject also to airport height provisions §____
Setbacks		
E	Highway setback, minimum	50 feet (same)
F	Street-yard setback, minimum	50 feet (same)
G	Residence district setback, minimum	50 feet and must be screened (same)
Site Standards		
H	Number of detached accessory buildings, maximum	1
I	Driveway width, maximum	30 feet; see driveway standards (§____) (same)
J	Driveway setback, minimum	10 feet, except when shared (5 feet)
K	Loading setback, minimum	50 feet non-industrial districts and must be screened; none from other industrial districts (none)
L	Parking lot setback, minimum	5 feet and must be screened (varies)

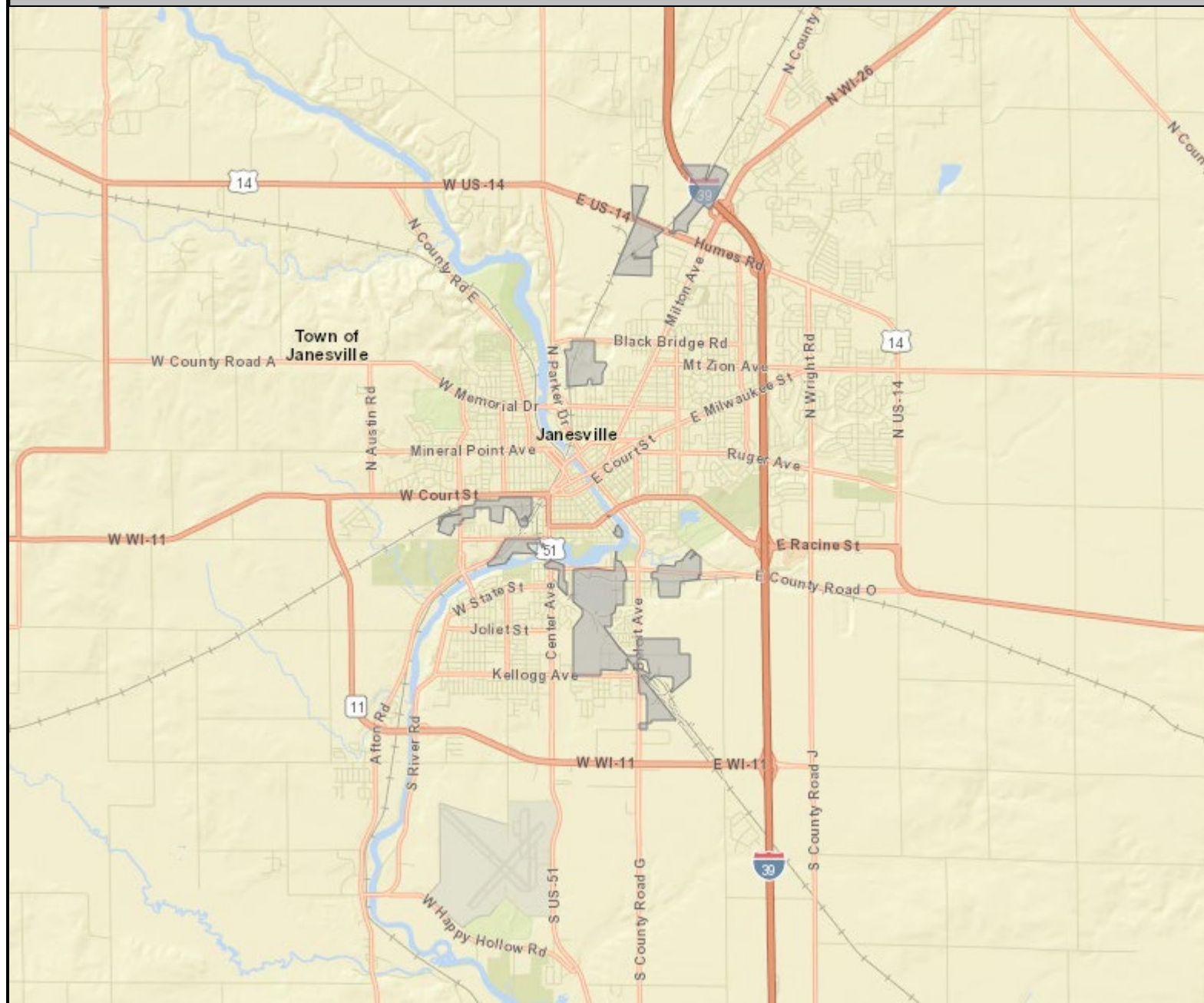
District Highlights

- Consolidated several types of manufacturing uses.
- Consolidated several types of storage uses.
- Additional light industrial uses such as commercial greenhouses, drone delivery hubs, and shared-use kitchens added.
- Non-industrial uses such as cultural facilities, craft breweries, business incubators, car washes, garden centers, indoor recreation, EV charging, and auto repair added.

Existing vs. Proposed Zoning Districts

Existing Zoning	Proposed District	
M2 General Industrial	M-2	General Industrial

Proposed M-2 Zoning District



General Industrial (M-2) District

This district is intended to accommodate those existing industrial activities, often in direct proximity to residential uses, which may produce moderate nuisances or hazards and have developed sites that cannot meet the requirements of the M-1 Light Industrial District.

Existing vs. Proposed Zoning Districts

Existing Zoning	Proposed District	
M2 General Industrial	M-2	General Industrial

Lot Standards		Details Compared to existing M2 (in red)
A	Lot area, minimum	None (same)
B	Lot width, minimum	None (same)
Building Standards		
C	Principal building height, maximum	None; subject also to airport height provisions §____ (same)
D	Accessory building height, maximum	Not to exceed principal structure; subject also to airport height provisions §____
Setbacks		
E	Highway setback, minimum	25 feet (same)
F	Street-yard setback, minimum	25 feet (same)
G	Residence district setback, minimum	100 feet and must be screened (same)
Site Standards		
H	Number of detached accessory buildings, maximum	1
I	Driveway width, maximum	30 feet; see driveway standards (§____) (same)
J	Driveway setback, minimum	10 feet, except when shared (5 feet)
K	Loading setback, minimum (excluding other industrial districts)	100 feet from non-industrial districts and must be screened; none from other industrial districts
L	Parking lot setback, minimum	5 feet and must be screened (varies)

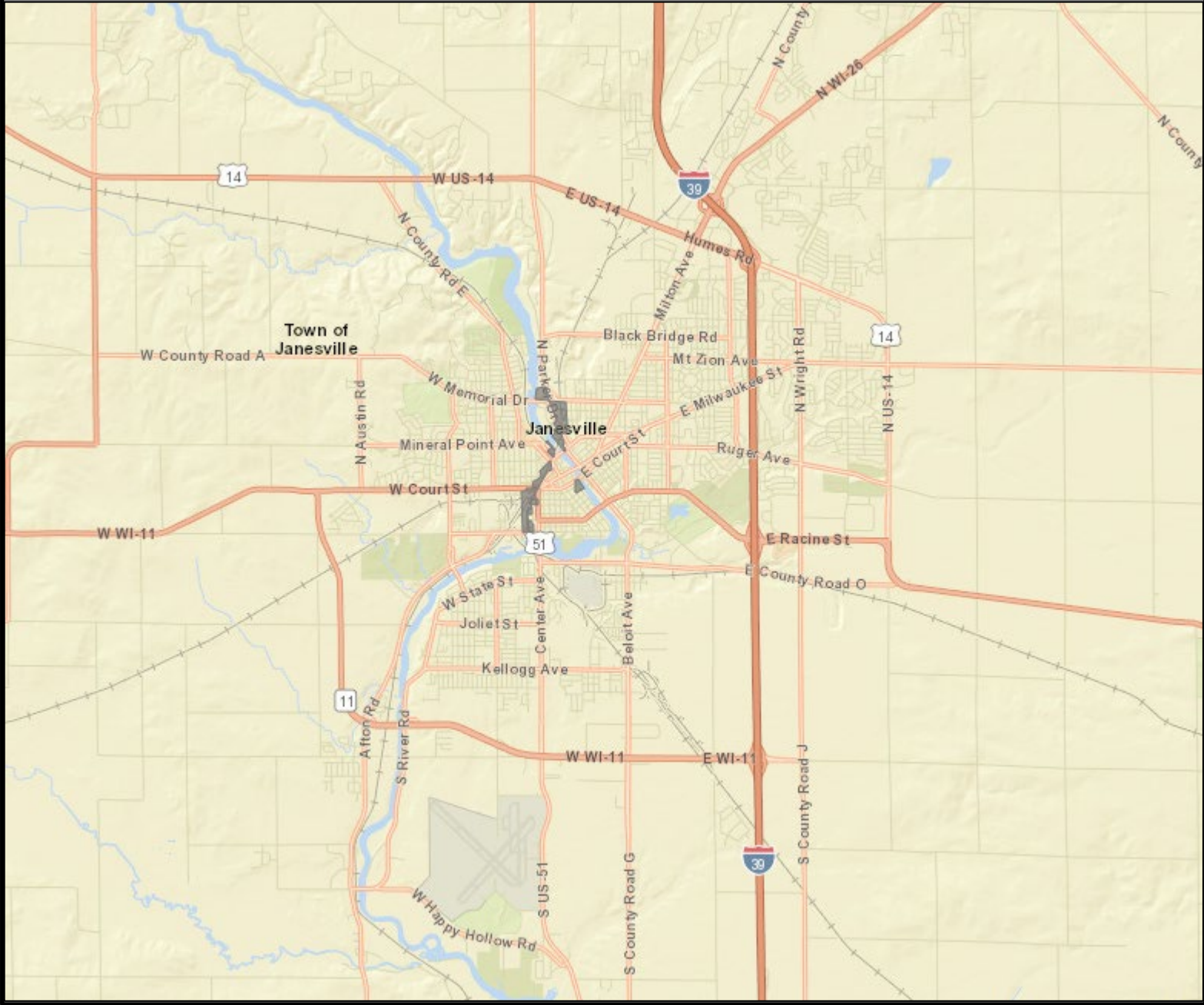
District Highlights

- Permits most M-1 Zoning District uses (excluding non-industrial uses like cultural facilities, gas stations, veterinarians, and car washes that would attract the general public).

Existing vs. Proposed Zoning Districts

Existing Zoning	Proposed District	
M3 Central Light Industrial	M-3	Central Light Industrial

Proposed M-3 Zoning District



Central Light Industrial (M-3) District

This district is intended to accommodate industrial activities that are substantially hazard and nuisance free, and commercial activities located around the central City.

Existing vs. Proposed Zoning Districts

Existing Zoning	Proposed District	
M3 Central Light Industrial	M-3	Central Light Industrial

Lot Standards		Details Compared to existing M3 and M4 (in red)
A	Lot area, minimum	None (same)
B	Lot width, minimum	None (same)
Building Standards		
C	Principal building height, maximum	None; subject also to airport height provisions §____ (same)
D	Accessory building height, maximum	Not to exceed principal structure; subject also to airport height provisions §____
Setbacks		
E	Highway setback, minimum	25 feet (same)
F	Street-yard setback, minimum	None (same)
G	Residence district setback, minimum	8 feet and must be screened (8 feet(side), 25 feet (rear))
Site Standards		
H	Number of detached accessory buildings, maximum	1
I	Driveway width, maximum	30 feet; see driveway standards (§____)(same)
J	Driveway setback, minimum	None (5 feet)
K	Loading setback, minimum	None, must be screened (none)
L	Parking lot setback, minimum	5 feet and must be screened (varies)

District Highlights

- Permits a much more limited range of uses suitable for the city center (excludes auto body, equipment sales, shooting ranges, truck stops, etc.)
- Includes limited non-industrial uses similar to the M-1 district suitable for a mixed-use environment (craft brewery/winery/distillery, public safety facilities, transit centers, etc.)

Existing vs. Proposed Zoning Districts

Existing Zoning	Proposed District	
n/a	SP-01	Railroad

Potential SP-01 Zoning District



Railroad (SP-01) District

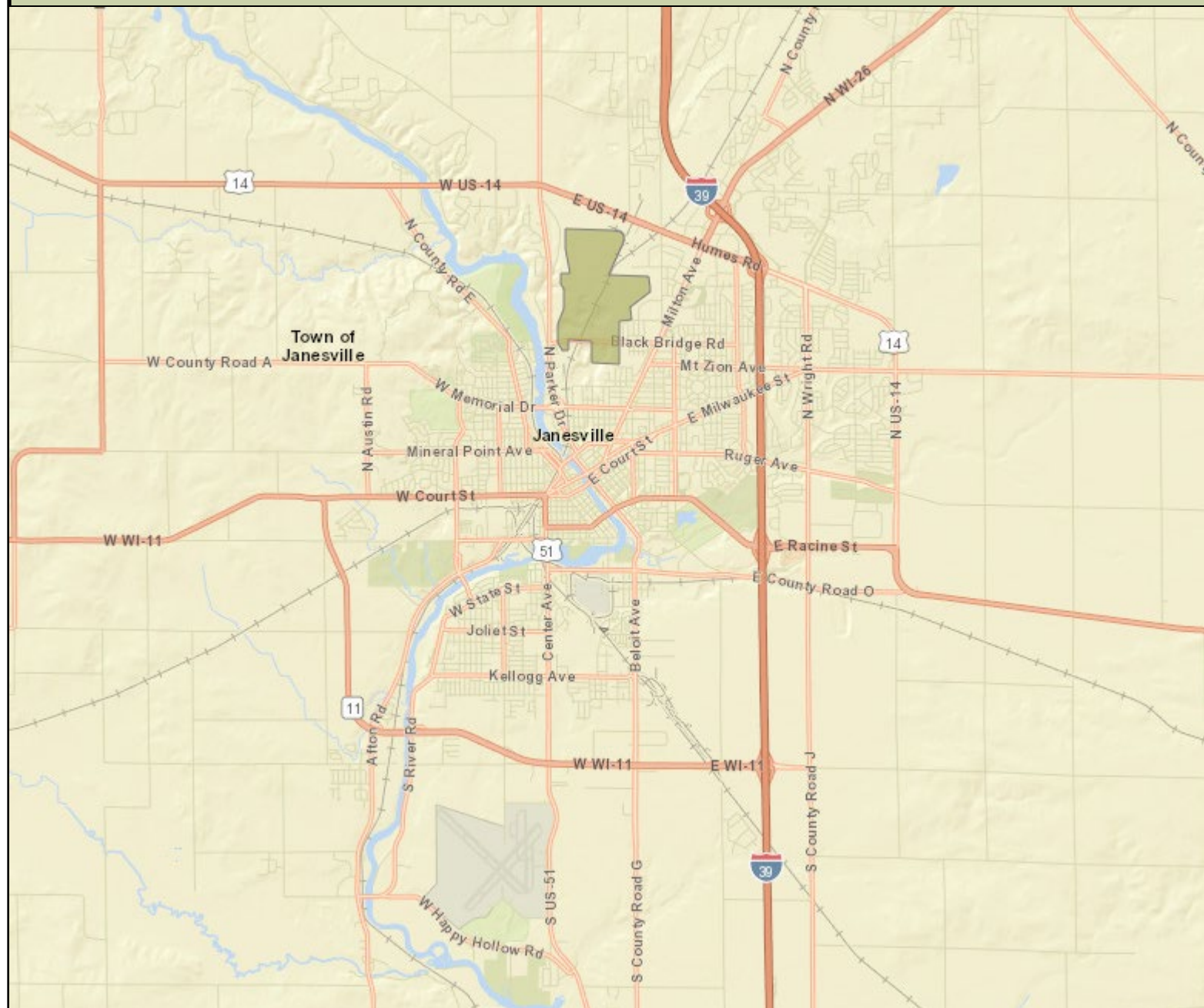
- This district is intended to accommodate commercial railroad lines and spur lines.
- No current parcels. Plan to rezone railroad properties.

This specific property is currently zoned M2.

Existing vs. Proposed Zoning Districts

Existing Zoning	Proposed District	
M Mining	SP-02	Mining Enterprise

Proposed SP-02 Zoning District



Mining Enterprise (SP-02) District

- This district is intended to accommodate commercial mining, quarry, and extraction activities in areas that are remote from residential and business development.
- Same as existing M parcels.
- There are no specific dimensional standards applicable to the Mining Enterprise (SP-02) District, standards are primarily use-based and supplemental standards.

Existing vs. Proposed Zoning Districts

Existing Zoning	Proposed District	
n/a	SP-03	Aviation Enterprise

Potential SP-03 Zoning District



Aviation Enterprise (SP-03) District
This district is intended to primarily accommodate a public-use airport as designated by the Wisconsin Department of Transportation along with other lands outside of the airport suited for certain commercial, industrial, and institutional uses that are compatible with or otherwise support airport operations.

This specific property is currently zoned M1.

Existing vs. Proposed Zoning Districts

Existing Zoning	Proposed District	
n/a	SP-03	Aviation Enterprise

Lot Standards	Details
A Lot area, minimum	1 acre
B Lot width, minimum	100 feet
Building Standards	
C Principal building height, maximum	50 feet; subject also to airport height provisions §_____
Setbacks	
D Highway setback, minimum	25 feet
E Street-yard setback, minimum	25 feet
F Setback from adjoining residential districts, minimum	100 feet. See landscaping and screening standards (§_____)
G Setback from adjoining non-residential districts, minimum	15 feet
H Shore yard setback, minimum	75 feet
Site Standards	
I Driveway width, maximum	30 feet; see driveway standards (§___)
J Driveway setback, minimum	None
K Parking lot setback, minimum	10 feet; must be screened. See landscaping and screening standards (§_____)
L Loading setback, minimum	100 feet from all streets, roads, and highways; must be screened. See landscaping and screening standards (§_____)

District Highlights

- Special district to accommodate airport uses and their supporting activities.

Existing vs. Proposed Zoning Districts

Existing Zoning	Proposed District	
A Agriculture	SP-04	Urban Transition

Potential SP-04 Zoning District



Urban Transition (SP-04) District

This district is intended to accommodate extremely low-density single-family residential uses and limited agricultural uses. Properties in this district are generally undeveloped and can be rezoned to other zoning classifications to enable urban-level development. Proposed rezonings for a development project must be consistent with the City’s comprehensive plan and neighborhood plans, if any, and are only allowed when public utilities and other essential community services are available.

This specific property is currently zoned A.

Existing vs. Proposed Zoning Districts

Existing Zoning	Proposed District	
A Agriculture	SP-04	Urban Transition

Lot Standards		Details	Compared to existing A Agricultural district (in red)
A	Lot area, minimum		5 acres (same)
B	Lot width, minimum		300 feet (avg lot width not less than 330 feet)
Building Standards			
C	Principal building height, maximum		None for agricultural buildings, 35 feet for residences; subject also to airport height provisions §_____
Setbacks			
D	Highway setback, minimum		50 feet (25-80 feet depending on jurisdiction of highway)
E	Street-yard setback, minimum		25 feet (25-80 feet depending on jurisdiction of highway)
F	Side-yard setback, minimum		20 feet (same)
G	Rear-yard setback, minimum		50 feet (same)

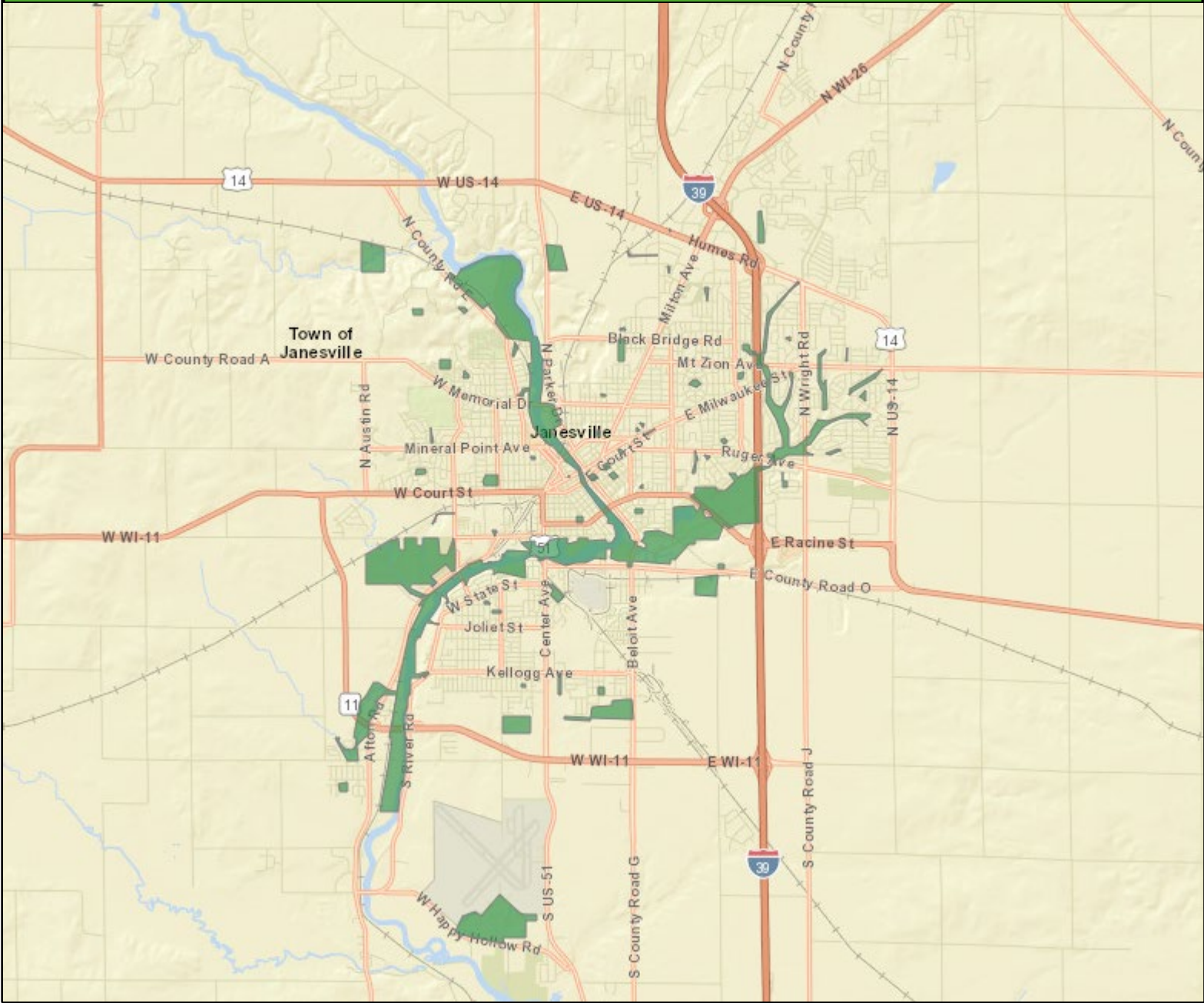
District Highlights

- Intended for use as a land holding district during annexation.
- Does not permit as many nuisance-creating agricultural uses as the A Agricultural district.

Existing vs. Proposed Zoning Districts

Existing Zoning	Proposed District	
C Conservancy	P-1	Conservancy

Proposed P-1 Zoning District



Conservancy (P-1) District

This district is intended to preserve and perpetuate in an open state, certain areas such as rivers and drainageways, wetlands and marshes, parks, floodplains and greenbelts, natural habitats (prairie) for plant and animal life, which because of their unique physical features, are deemed desirable and functional as natural and beneficial to the City.

Existing vs. Proposed Zoning Districts

Existing Zoning	Proposed District	
C Conservancy	P-1	Conservancy

Lot Standards		Details
A	Lot area, minimum	None (same)
B	Lot width, minimum	None (same)
Building Standards		
C	Principal building height, maximum	None; subject also to airport height provisions § _____ (same)
Setbacks		
D	Highway setback, minimum	50 feet (same)
E	Street-yard setback, minimum	50 feet (same)
F	Side-yard setback, minimum	10 feet (same)
G	Rear-yard setback, minimum	50 feet (same)

District Highlights

- Minimal/no change to existing.

Creating a Code for your Constituents

- Property owners
- Business owners
- Developers
- Design professionals
- Realtors
- Appraisers

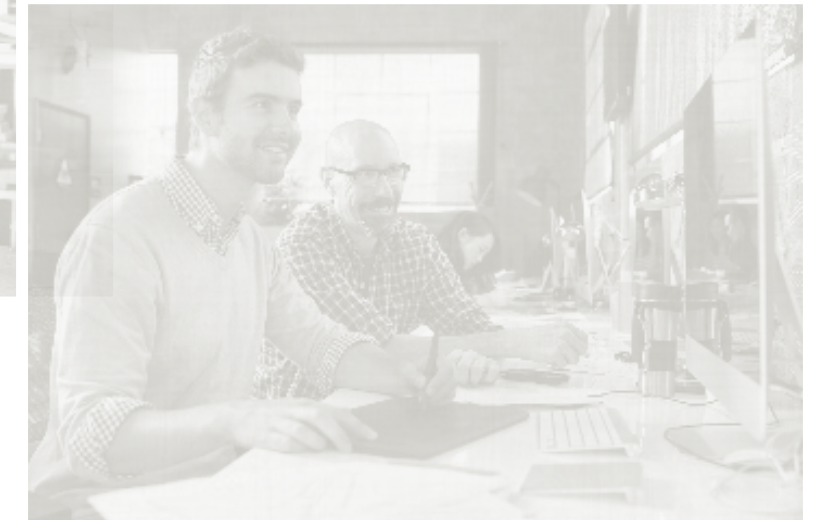


Creating a Code for your Constituents

Our Mission: Write the code in plain language and organize the content so people can better understand and follow the rules.

Creating a Code for your Constituents

City staff will then be able to more easily administer and enforce the code.

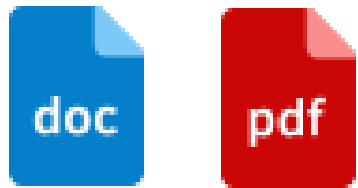


Creating a Code for your Constituents

Plus, the content will be “machine-readable” facilitating potential Ai integrations for constituents and city staff.

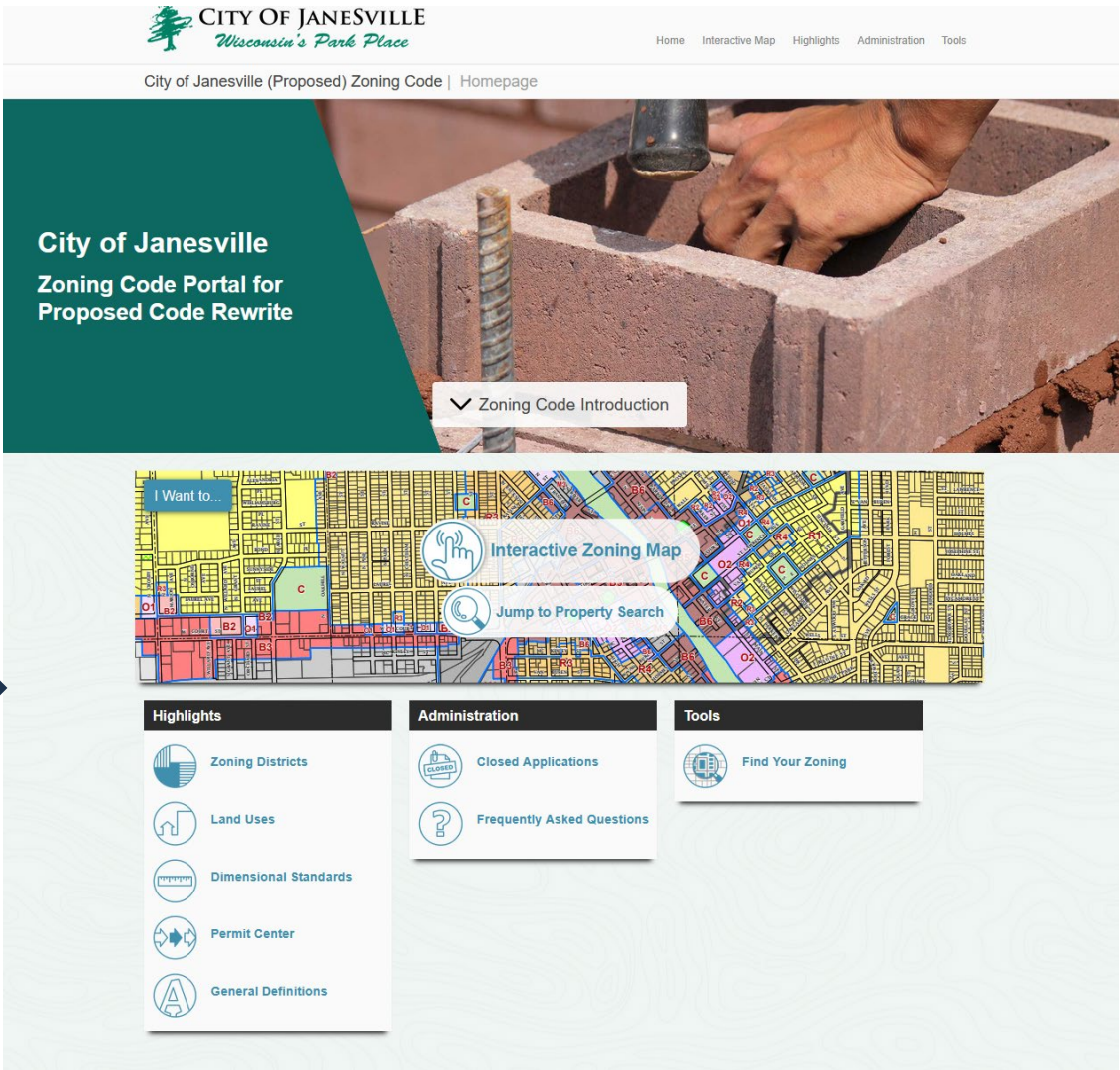
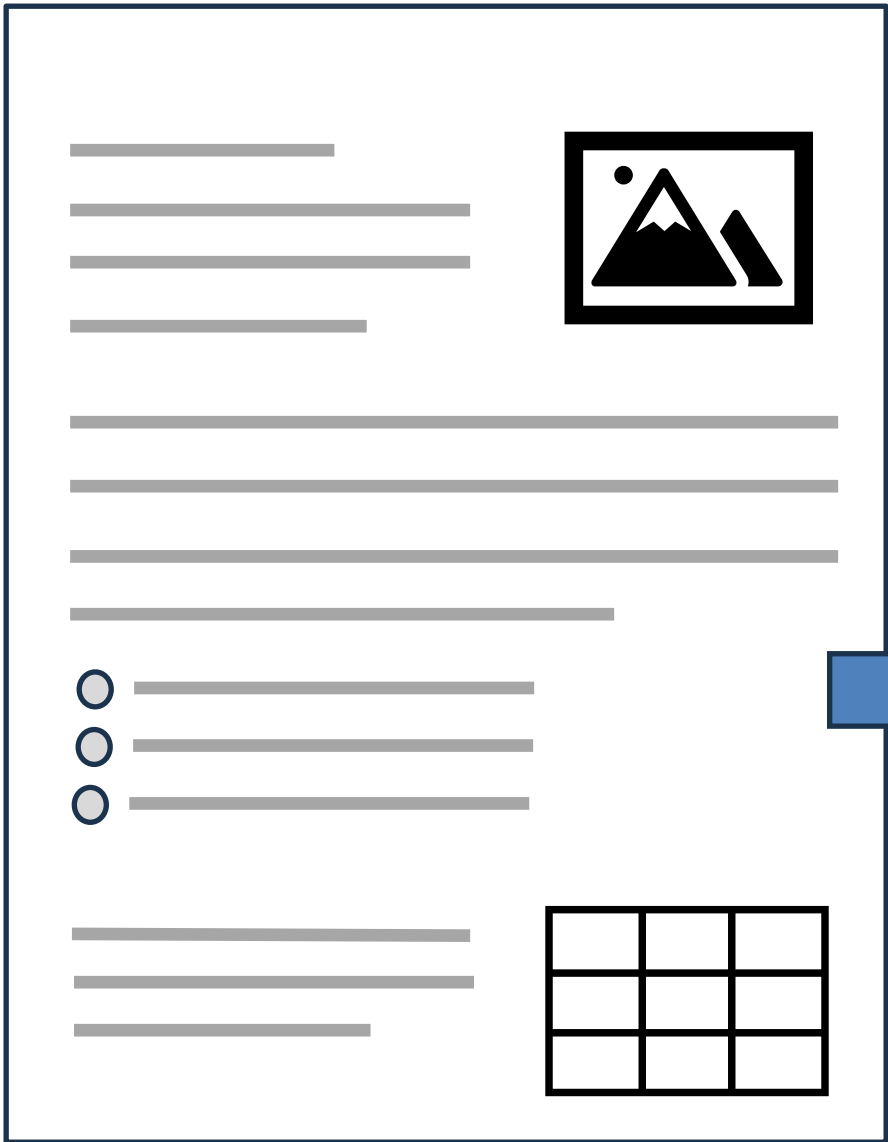
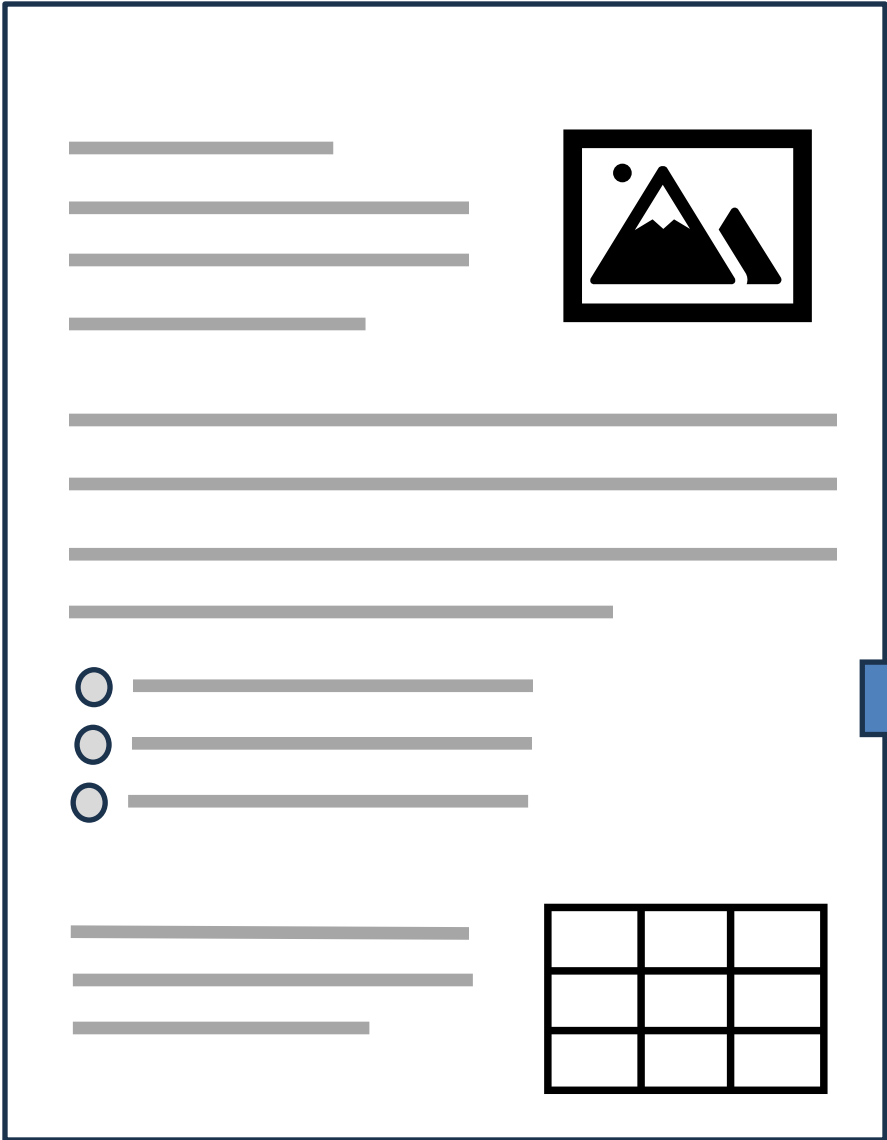


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Janesville's ZoningHub Site



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 [Article XI - PHYSICAL DEVELOPMENT](#) /
 [Sec. 42-388 - Landscaping standards](#)

SHOW CHANGES

VERSION: FEB 20, 2025 (CURRENT)

- Chapter 36 - SUBDIVISIONS
- Chapter 38 - TRAFFIC AND VEHICLES
- Chapter 40 - WATER AND SEWERS
- ▼ Chapter 42 - ZONING
 - ARTICLE I. - IN GENERAL
 - ARTICLE II. - TITLE
 - ▼ ARTICLE III. - AUTHORITY
 - Sec. 42-42. - Generally.
 - Secs. 42-43—42-72. - Reserved.
 - ▼ ARTICLE IV. - PURPOSE
 - Sec. 42-73. - Generally.
 - Sec. 42-74. - Standards and requirements in this chapter.
 - Secs. 42-75—42-91. - Reserved.
 - ARTICLE V. - APPLICABILITY
 - ARTICLE VI. - DEFINITIONS
 - ▼ ARTICLE VII. - PROCEDURES
 - Sec. 42-269. - Occupancy certificates.
 - Sec. 42-270. - Zoning Board of Appeals.
 - Sec. 42-271. - Amendments.
 - Sec. 42-272. - Conditional uses.
 - Sec. 42-273. - Site plan review.
 - Sec. 42-274. - Planned unit developments.
 - Sec. 42-275. - Home occupations.
 - Sec. 42-276. - Mobile home courts and travel trailer camps.
 - Sec. 42-277. - Seasonal migrant labor housing.
 - Sec. 42-278. - Fee Schedule.
 - Secs. 42-279—42-302. - Reserved.
 - ARTICLE VIII. - SOLAR ACCESS PERMITS
 - ARTICLE IX. - PENALTIES
 - ARTICLE X. - GENERAL PROVISIONS

and paved areas sections the landscape point totals associated with landscaping planted to meet the buffer yard requirements shall be credited toward the point totals required to meet any other landscape requirement provided the buffer yard plants meet the location requirements of both the buffer yard section and the section for which credit is requested.

- a. *Street frontages.* One large deciduous tree shall be planted for each 50 feet of property line along a public street right-of-way. Said trees shall be planted in the public terrace equidistant from the curb and the normal sidewalk line or on the private site and within ten feet of the property line adjoining the public right-of-way. The preference for tree locations is on private property. The trees should be planted as near as possible at intervals of 50 feet on center although the clustering of trees for valid design purposes may be allowed.
- b. *Paved areas.* One hundred fifty points of landscaping shall be planted for each 3,000 square feet of paving. At least one-half of the landscape points required shall be satisfied by the planting of large deciduous trees. Paving is defined as all hard-surfaced areas within the ground plane, including, but not limited to, parking stalls, driveways, trash enclosure pads, loading docks, sidewalks, plazas and patios. Plants required by this section shall be installed in landscape islands within or extending into the paved area or generally within 15 feet of the perimeter of the edges of the paved area. Parking lots containing more than 75 stalls shall incorporate at least one-third of the required landscaping within planting islands that are located within the interior of the parking lot. Such islands shall be a minimum of ten feet wide and 360 square feet in area and shall contain at least one large deciduous. Said islands should be evenly dispersed throughout the parking lot. Emphasis should be placed on creating islands that function positively with respect to plant physiology, vehicle maneuvering and overall site maintenance. Linear islands located between rows of parking stalls are preferred rather than small islands located at the ends of parking rows.
- c. *Building foundations.* Three hundred points of landscaping for each 100 linear feet of exterior building wall. Plants required by this section must generally be installed within 20 feet of the building foundation. Large deciduous trees should not be used as foundation plantings.
- d. *Buffer yards.* There shall be provided and maintained a permanent ten-foot-wide buffer yard screening element along any boundary of an office or business zoned property and any residential zone district including any O1 or O2 Zoned site that is developed with a residential use or is vacant. Said buffer yard screening element is intended to visually screen the office or business use from the adjoining residential district. The buffer yard screen shall be located within 25 feet of the common property line between the office or business use and residential property. A buffer yard screen shall consist of any combination of an earthen berm, opaque fence constructed of materials compatible with the materials of buildings within the development and/or landscape plantings and shall be designed to provide a permanent, all-season visual screen that will be a minimum of five feet high. If plantings are used, such elements must be a minimum of three feet high and wide at the time of planting and of a species that will attain a height and width of at least five feet within four years following planting. When such buffer yard planting is located within the required building setback from a public street right-of-way, the height of the plants within that setback area must be maintained at 30 inches or less. The location of the buffer yard planting should be offset from the property line a distance equal to any utility easement of any nature that may be located along and encompassing said line.
- e. *Development sites.* Development sites shall satisfy the street frontage landscaping requirements and shall be graded to a mowable condition and seeded with an acceptable lawn mix. The term "development sites" means any land area that is a separate site, lot, parcel or a vacant portion of a larger site that is included within a development, but which is intended to be developed in the future for building, parking or other physical improvement purposes.

(3) Landscaping point credits. Credit for landscaping will be granted based on the following schedule:

- a. Large deciduous tree: 150 points per tree.
- b. Small deciduous tree: 60 points per tree.
- c. Evergreen or conifer tree: 60 points tree.
- d. Shrub: 20 points per shrub.
- e. Annual/perennial bed: 20 points per 20 square feet of planted bed.

(4) Landscaping elements are defined as follows:

- a. *Large deciduous tree.* A large deciduous tree is any deciduous tree that will attain a mature height exceeding 25 feet, is classified as having a hardiness zone standard of two to five and is at least 2½ inches in diameter at the time of planting. Large deciduous trees planted within the public street right-of-way shall be a species normally classified as street trees. Trees will be downsized appropriately when overhead utility lines exist within the terrace area.
- b. *Small deciduous tree.* A small deciduous tree is any deciduous tree that will attain a mature height less than 25 feet, is classified as having a hardiness zone standard of two to five and is at least one inch in diameter at the time of planting.
- c. *Evergreen or conifer tree.* Evergreen or conifer trees are any upright conifer that will attain a mature height exceeding 12 feet, is classified as having a hardiness zone standard of two to five and is at least four feet tall at the time of planting.
- d. *Shrubs.* Shrubs are plants that are both deciduous or evergreen in character, attain mature heights between 6 and 12 feet, are classified as having hardiness zone standards of two to five and that are at least 18 inches in height at the time of planting.

- Zoning Code Text

- Table of Contents

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(11) Recognize the physical, environmental, social and psychological benefits of good design of all aspects of the built environment, including, but not limited to, building construction, site improvement, signs and landscaping.

(Code 1976, § 18.34.010)

Sec. 42-386. - Application of standards.



- (a) The standards codified and established by this chapter shall apply to the physical development of all vacant land and the redevelopment of all other lands that are zoned O1, O2, O3, B1, B2, B3, B4, B5, B6 and BT. For purposes of this chapter, redevelopment is defined as the removal of any building, structure and/or improvement for the purpose or intent of constructing, erecting, creating, or otherwise improving the underlying land area with new buildings, structures, uses and/or improvements. The standards contained herein shall also apply to building additions, which double the gross floor area of any existing building.
- (b) Compliance with the regulations contained herein shall be determined by the Site Plan Review Coordinator. The Coordinator may, at his or her discretion, consult with the Planning Director, City Engineer, Director of Public Works and Building Director or their designees for their input, information, expertise and opinion regarding the status of compliance with said regulations. Applicants that are in disagreement or aggrieved with the findings of the Site Plan Review Coordinator may request mediation of Coordinator's actions by the Plan Commission as outlined in [Section 42-273\(f\)](#).

(Code 1976, § 18.34.020)

Sec. 42-387. - Architectural standards.



The intent of the following standards is to ensure that development within the district results in the creation of functional and aesthetically pleasing high quality environment. A high quality environment is one that is designed for longevity and flexibility in use, has low or reduced maintenance, is environmentally compatible and pedestrian

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Internal Links

Your Constituents Will Have Questions

What Can I Do With This Property?



Where Can I Put My Business?



Source: Civi Tek Consulting + ZoningHub

Janesville's Zoning – As Easy as A, B, C, and D



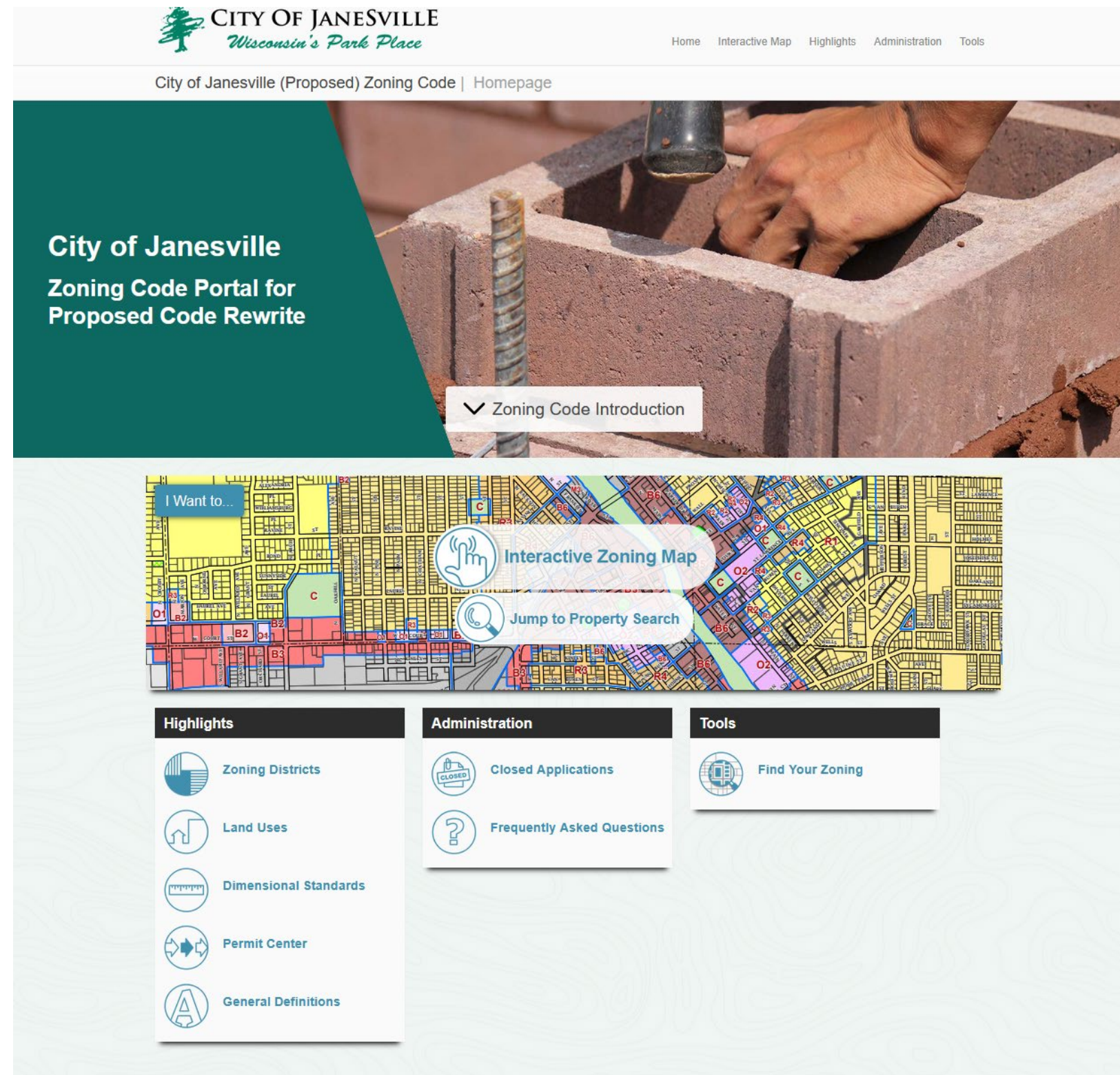
Appendix A – Use Table

Appendix B – Land Uses

Appendix C – Dimensional Standards

Appendix D – General Definitions

Janesville's ZoningHub Site



- **Mobile-friendly**
- **Map-based**
- **Focus on the core building blocks**
- **End-to-end**
 - **High-level information**
 - **Curated details at parcel level**
 - **Track and manage client applications**

ZONING & SUBDIVISION ORDINANCE REWRITE

April 21, 2025