

Zoning Rewrite

Anticipated Plan Commission meeting date *	Draft Zoning Code articles scheduled for review:
September 15	Table of Contents, Article 5 (Zoning Districts), Land Use Table, Dimensional Standards Matrix
October	Article 4 (Specific Procedural Requirements), Article 8 (Alternative Development Options)
November	Article 6 (Development Standards), Subdivision Ordinance
December	Article 1 (General Provisions), Article 2 (Interpretation, Construction, and Definitions), Article 3 (General Procedural Requirements
December	Open House #2: Draft Full Text of Zoning & Subdivision Ordinance
January 2026	Open House #3: Draft Zoning Map
January/February 2026	Review and Adoption: Zoning Ordinance (Text and Map) and Subdivision Ordinance

Plan Commission review dates and articles to be reviewed may be subject to change as the code update process advances

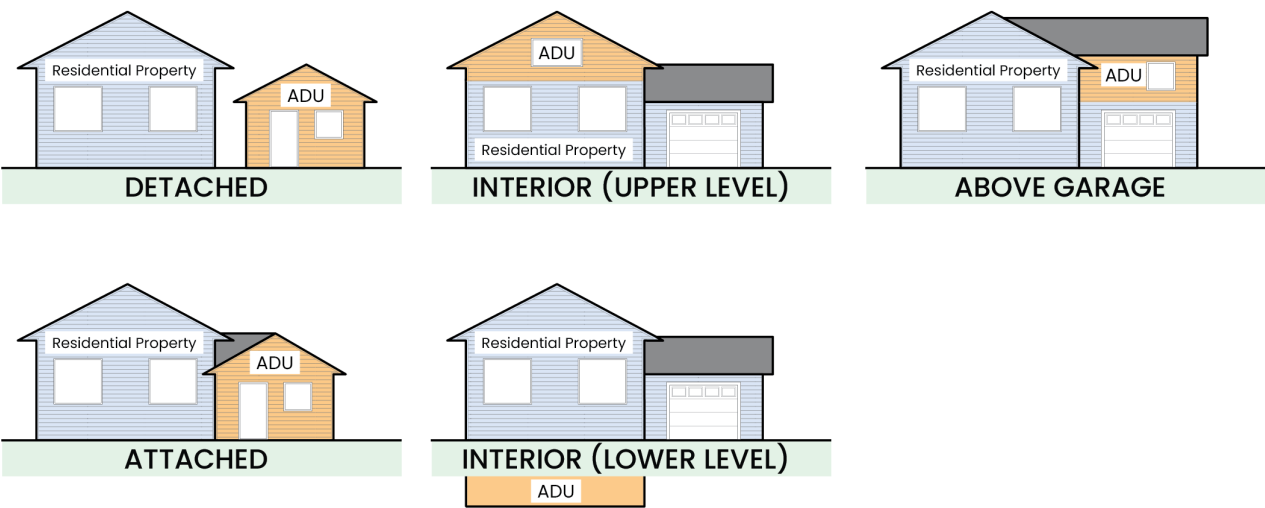
Residential Zoning Policies

(ADU's, Tiny Homes, Mixed Residential Housing)

ADU Policy Considerations

Consider how the following ADU policies will affect technical feasibility, neighborhood character, costs, and quality of life.

1. What types of ADU should/shouldn't be allowed? (See below)



2. What should the maximum size (floor area) be for ADUs?

3. Where in Janesville/what districts should allow ADU? (See tables)

Residential		Business	
Proposed District		Proposed District	
R-1	Low Density Residential	B-1	Neighborhood Mixed use
R-2	Medium Density Residential		
R-3	High Density Residential		
MRH	Planned Mixed Residential		

ADU Policy Considerations

4. Should ADUs be required to use the same design (materials, colors, details) as the primary home on the property?

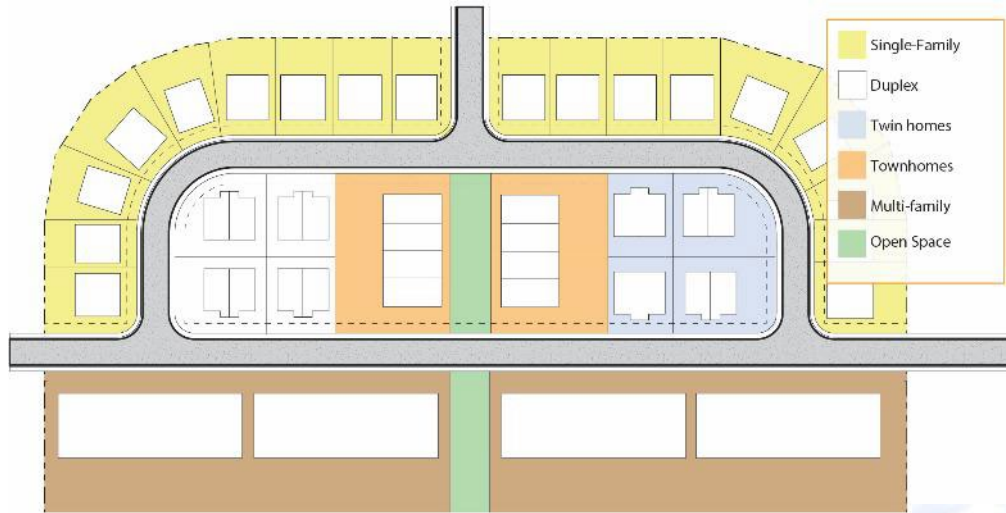
- Option 1: Same design when attached, but may be different when detached
- Option 2: Same design when attached or detached
- Option 3: May be different design when attached or detached
- Option 4: Same design when visible from street; may be different design when not visible from street
- Option 5: _____

5. What should be the parking requirements, if any?

6. What should the minimum setbacks be?

- Option 1: Same as principal structure
- Option 2: Same as accessory structures
- Option 3: Specific to ADUs (e.g., 5+ ft setback)
- Option 4: _____

Mixed Residential Housing (MRH) District - What Could a Project Look Like?



Mixed Residential Housing (MRH) District

- How Does it Compare?

Level of
complexity

Low

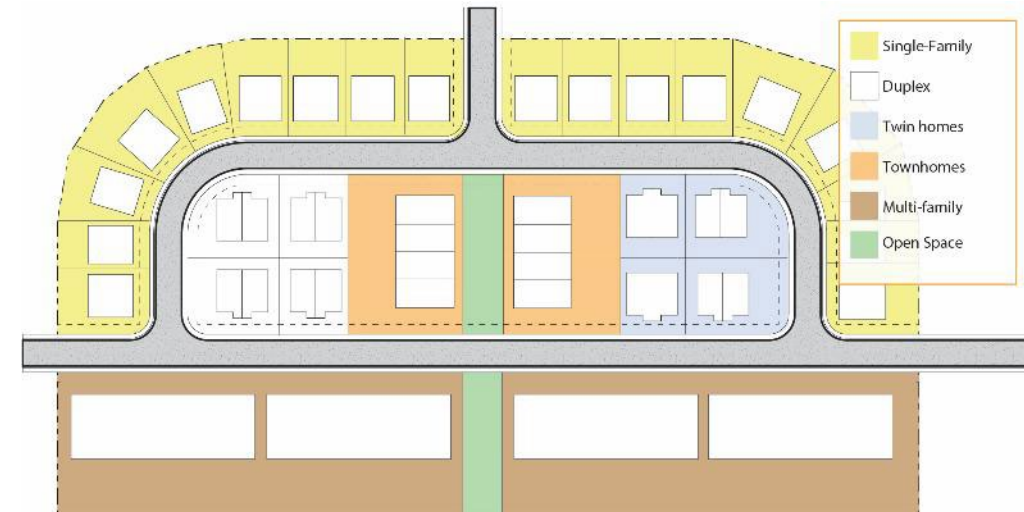


High

	Land Uses	Dimensional Standards
Standard Zoning – Base Zoning Districts	Predetermined (Table 5-1)	Predetermined (Table 6-2)
Hybrid Zoning – Mixed Residential Housing (MRH) District	Predetermined (Table 5-1)	Custom Standards for Each Project
Custom Zoning – Planned Development Districts (PDDs)	Custom Land Uses for Each Project	Custom Standards for Each Project

Mixed Residential Housing (MRH) District - The Basics

1. Developer has the option of using this tool. (The City could, however, require it for larger properties.)
2. Project must include two or more housing types. (A density bonus could be created to incentivize a greater mix.)
3. Minimum project area is 10 acres.
4. An overall housing density is established in the code (e.g., 20 DUs/acre).
5. Developer submits a development plan showing the mix of housing units and dimensional standards.
6. The MRH district is approved through the rezoning process (public hearing).
7. If the rezoning is approved, it would be conditional. Developer needs to submit a preliminary subdivision plat in conformance with the approval and then a final subdivision plat within a set time frame.
8. Dimensional standards become part of the zoning code.



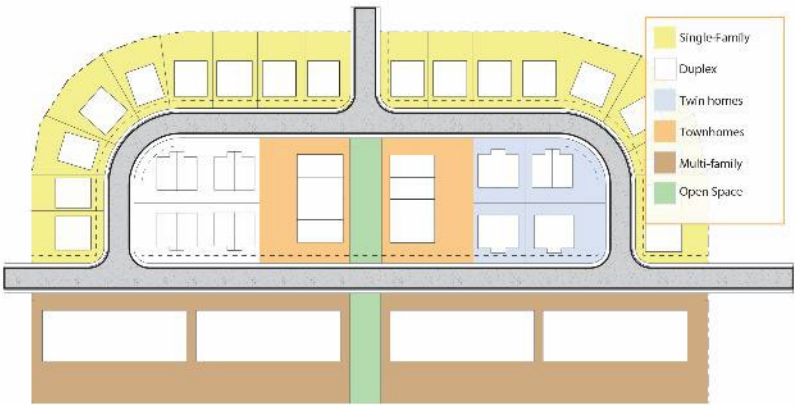
Mixed Residential Housing (MRH) District

- In the Code

MRH-01 Everly Homes Subdivision

Lot	Housing Type	Max. DUs	Lot Area, Minimum	Front-yard Setback, Minimum	Etc.
1 – 4	Single-family	1	___ sq. feet	___ feet	___
5	Duplex	2	___ sq. feet	___ feet	___
6	Multi-family	4	___ sq. feet	___ feet	___
7	Multi-family	12	___ sq. feet	___ feet	___
Etc.					
Total DUs		46			

The above table is just an example of the project plan format, not an actual recommended development.



Mixed Residential Housing (MRH) District - Policy Options for Discussion

Policy Options for Discussion:

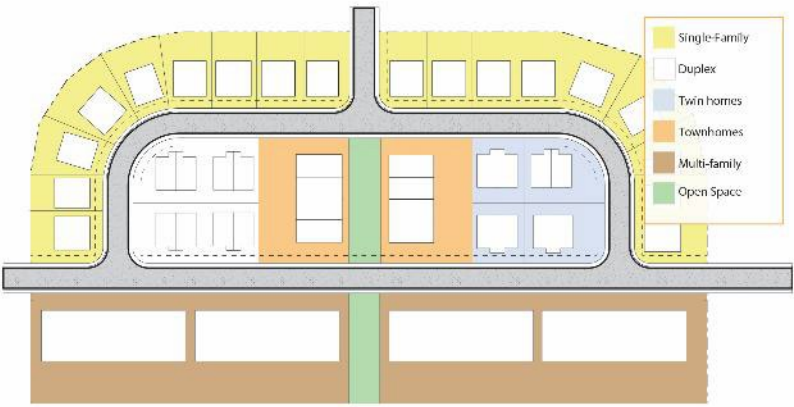
- Require more than 2 housing types? (see table 1)
- Keep it optional or make it mandatory for larger projects? (see table 1)
- Create a density bonus to encourage more types of housing (above what's required)? (see table 2)

Table 1

District size	Minimum Number of Housing Types
10-19.9 acres	2
20+ acres	3

Table 2

Number of Housing Types	Maximum Density
2	20 DUs/acre
3	25 DUs/acre
4	30 DUs/acre



Tiny Homes

Typical Characteristics of a Tiny Home Village

- Operated by non-profits or social services organizations
- Floor area maximums are set – 400 sf or less
- Majority operate as bridge housing (transitional)
- Some can be targeted to families or singles
- Residents have on-site services
- Common building for laundry, counseling, life-skills training, gatherings, etc.
- Mobile or wheeled tiny homes are not allowed unless set on a foundation meeting local building code requirements.



Tiny Homes

- An individual tiny home cannot be built on just any single-family zoned lot because of minimum home size requirements.
- Rather, the proposed code allows a developer to submit a Planned Development District for a tiny homes village.
- The proposed code could go further to signal the City is open to considering tiny home projects by including basic parameters in Article 8.

Article 8 - Alternative Development Options

- Division 1 – Conventional Planned Development
- Division 2 – Cottage Housing Project
- Division 3 – Adaptive Reuse Project
- Division 4 – Traditional Neighborhood Design Project
- Division 5 – Conservation Subdivision
- Division 6 – Mixed Residential Housing
- **Division 7 – Tiny Homes Project**

Known tiny home developments:

