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MEMORANDUM

TO: Duane Cherek, Planning Director, City of Janesville
Brian Schweigl, Senior Planner
City of Janesville Plan Commission

FROM: GRAEF

DATE: April 2, 2026

SUBJECT: Overview of Changes to Zoning Rewrite Draft for the April 6, 2026 Plan Commission Meeting

With the majority of the new Zoning Code drafted, the project team is working with staff to make updates to the procedures and standards in the code. In working towards the final draft, the working group has prepared a summary of notable changes being made to the code since it was last provided to the Plan Commission. This memo focuses on changes made to **Land Use Table (Table 5-1)** and **Dimensional Standards (Table 6-2)**. Below is an overview of changes made to the draft zoning code since the last copy was shared with the Plan Commission:

Land Use Table (Table 5-1): The Land Use Table assigns which land uses are allowed in each district. The table includes the following designations:

- P: Permitted use – The land use is permitted “by-right” and may be developed with a plan that conforms to all City standards. This category has been divided into 4 levels of procedural requirements as described below:
 - P: This category represents no change to the former “P” category in the earlier draft.
 - P1: This new designation triggers a new requirement for a Conditional Use Permit whenever there are multiple principal structures. The existing zoning code does not allow multiple principal structures except via planned development. This applies to most permitted uses in residential districts.
 - P2: This new designation triggers a requirement for a Conditional Use Permit whenever a building’s first floor area exceeds 50,000 sq. ft. and/or if there are multiple principal structures. This applies to a majority of permitted uses.
 - P3: This new designation triggers a Site Plan Review by the Plan Commission rather than staff administrative approval. This applies to veterinary clinics, birth centers, house museums, data centers, and battery energy storage facilities in certain districts.
- C: Conditional use – The land use is permitted “conditionally” following a public hearing. The development is reviewed with an opportunity to impose special conditions based on specific evidence that the proposed use needs to be further regulated to protect public health, safety, and general welfare. The land use is permitted as long as it meets all standards and fulfills reasonable conditions required of it. Special reviews for conditional uses may apply related to non-conforming lots and uses. See table footer.

- Blank cells (–): Denotes that the land use is prohibited in the specified zoning district.
- Special reviews: The designations “CLA,” “TFR,” and “WES,” are special reviews that are dictated by State law and apply to specific land uses. These have not been changed. See table footer for details.

Notable changes: Table 5-1 has been updated with the following changes:

- Removed MRH (Mixed Residential Housing) District from entire draft
- Removed secondary reviews column that included site plan, architectural review, and zoning permit. Site plan review and architectural review are defined elsewhere in the code.
- See table for new designations for P1, P2, and P3
- Changed 3.25 Package delivery/pick-up hub from a permitted to conditional use in residential districts
- Changed 3.33 Tobacco/vape/smoke stores from conditional to prohibited in the CC and CC-T Districts
- Changed 3.40 Vehicle service establishment from permitted to prohibited in the M-3 District
- Changed 3.41 Veterinary clinic from conditional to permitted in residential districts
- Changed 4.01 Administrative government center from conditional to permitted in the B-1 District
- Changed 4.05 Community center from prohibited to conditional in the R-2, R-3, and R-9 Districts
- Changed 4.10 Day care center from prohibited to permitted in the R-9 District
- Changed 4.15 House museum from conditional to permitted in the B-1, CC, and CC-T Districts
- Changed 4.21 Public safety facility from prohibited to conditional in residential districts and the M-2 District
- Added 6.03 Batch plant as a new land use conditional in the M-2 and ME Districts
- Changed 6.08 Data center from permitted to prohibited in the M-3 District
- Changed 6.11 Landfill from conditional to permitted in the ME District
- Changed 6.14 Nonmetallic mine from conditional to permitted in the ME District
- Changed 6.16 Personal storage facility, internal access from conditional to prohibited in the B-3 District
- Changed 7.01 Battery energy storage facility from permitted to prohibited in the M-3 District
- Changed 7.09 Major utility installation from conditional to permitted in industrial districts
- Added 8.03 Poultry and game bird hatchery as a new land use conditional in the B-3 and AE districts and permitted in industrial districts
- Minor adjustments to accessory uses.

Dimensional Standards Table (Table 6-2): The Dimensional Standards Table establishes site layout requirements for each zoning district, such as setbacks, height limits, number and placement of buildings, etc.

Notable changes: Table 6-2 has been updated with the following changes:

- Formatting change to list residential, business, industrial, and special districts separately.

Residential Districts:

- Removed MRH (Mixed Residential Housing) District from entire draft
- Increased minimum lot area for the R-9 Manufactured Home District from 5 to 15 acres
- Added maximum limits to the number of principal buildings in the R-1, R-2, and R-3 Districts
- Removed the increased setback requirement from highways
- Clarified side-yard setbacks for townhomes
- Removed references to number, type, and floor area of accessory buildings (these standards are specified for each use instead of tied to zoning district)
- Decreased the minimum green space requirement for interior townhomes in all districts to 15%
- Increased parking lot setbacks to be the same as principal building setbacks

Business Districts:

- City Center (CC) District has been split into the CC (City Center) and CC-T (City Center Transition) Districts. Most CC-T standards are based on the CC District, except where noted.
- Added minimum height requirement for the CC District, 25 feet or 2 stories
- Removed maximum building size limits from the B-1 District
- Removed additional setbacks from highways; previously 25-ft minimum
- Changed side-yard setbacks from residential “uses” to residential “districts.”
- Clarified side-yard setbacks for townhomes
- New CC-T District will have no limits on number of accessory buildings and maximum floor area
- Removed garage size limits
- New CC-T District bases accessory building and loading setbacks on the location of the principal building setback
- Separated parking lot and drive aisle setbacks for street yards and side/rear yards into different standards to enhance opportunities for greenspace and landscaping along public streets.
- Added a new standard dictating the maximum percentage of parking allowed in the front yard, specified as 40% in all but the CC and CC-T Districts where the standard is 0%

Industrial Districts:

- Changed side/rear-yard setbacks for accessory buildings to specific distances rather than based on the principal building
- Separated parking lot and drive aisle setbacks for street yards and side/rear yards into different standards to enhance opportunities for greenspace and landscaping along public streets.

Special Districts:

- Relabeled P-1 District to "C" Conservancy
- Added 1-acre minimum lot area to the AE Airport Enterprise District
- Decreased minimum lot area for the UT Urban Transition District from 35 to 20 acres
- Changed height limit in the Urban Transition District to 35 ft for all buildings, whereas agricultural buildings were previously exempt
- Decreased side/rear-yard setbacks in the AE District from 15 to 10 feet.
- Decreased rear-yard setback in the C Conservancy District from 50 to 25 feet.
- Increased maximum floor area of accessory buildings in the UT District from 120 to 250 sq/ft
- Changed side/rear-yard setbacks for accessory buildings to specific distances rather than based on the principal building
- Changed loading setbacks to be based on the principal building rather than specific distances
- Added 20% minimum green space to the AE District
- Separated parking lot and drive aisle setbacks for street yards and side/rear yards into different standards to enhance opportunities for greenspace and landscaping along public streets.