

PROJECT OVERVIEW: SUMMARY & TIMELINE

PROJECT SUMMARY

The City of Janesville has embarked on a comprehensive rewrite of its Zoning Code and subdivision regulations to balance the City's diverse needs and goals, make the code easier to understand and administer, and align with the City's recent Comprehensive Plan.

As the City moves forward through this process, the Janesville community is invited to participate to help ensure the new Zoning Code and subdivision regulations best serve the community's needs.

WHY UPDATE THE ZONING AND SUBDIVISION CODES?

- The current zoning and subdivision ordinances were written more than 40 years ago and are now outdated and do not always reflect best zoning and planning practices, or community needs.
- The codes have also become more confusing as various necessary amendments have been made over the years.
- State statutes have also changed, so we'll need to align our codes to those new requirements.
- Aside from that, we have a unique opportunity to update our zoning code and subdivision regulations to pursue the community's vision for the future of Janesville based on the comprehensive plan.

DESIRED OUTCOMES AS LISTED IN THE CITY'S RFP:

- Alignment of local ordinance requirements with the recommendations of the recently-updated City of Janesville Comprehensive Plan and all applicable State statutes.
- Simplification of the code to be more easily read, understood, and administered.
- Increased responsiveness to market conditions and community needs, particularly through facilitation of providing additional quality housing in a variety of types.
- Incorporation of land use compatibility measures which successfully balance/address/mitigate community growth and reinvestment needs with associated impacts to neighboring property, the environment, and the character of historic neighborhoods.
- Facilitation of high-quality development and redevelopment activity throughout the community.

WHAT DO YOU WANT THIS UPDATE TO ACCOMPLISH?

Write down your ideas here!

[illegible]

PROJECT TIMELINE



As the City moves forward through this process, the Janesville community was and is invited to participate to help ensure the new zoning code and subdivision regulations best serve the community's needs. A more complete summary of the public engagement plan and the responses heard to date can be found on the project website.



bit.ly/jvzoning

As part of the public engagement process to date we have held thirteen focus groups with community members and City staff.

Some general themes are emerging;

- **"Janesville needs more housing, of all types, and in all areas of the community"**
- **"Housing costs are a big concern - we need to find ways to lower development costs to make housing more affordable"**
- **"There is a need for a variety of different housing options and densities"**
- **"We need to simplify the Zoning and Subdivision codes to make them easier to understand"**
- **"Processes and procedures need to be improved to remove barriers to development"**
- **"There is a need for more flexibility and balance in the decision-making process"**



PROJECT OVERVIEW:

FREQUENTLY ASKED QUESTIONS

PROJECT SUMMARY

The City of Janesville has embarked on a comprehensive rewrite of its Zoning Code and subdivision regulations to balance the City's diverse needs and goals, make the code easier to understand and administer, and align with the City's recent Comprehensive Plan.

The following Frequently Asked Questions (FAQ) provide answers to some of the more common questions about the codes, and the need to update them.

What exactly is the City updating?

The City of Janesville is updating the land development code which includes the Zoning Code, Subdivision Ordinance and Sign Ordinance.

What is a zoning update?

The City of Janesville is updating the Zoning Code and Subdivision Ordinance. These are local policies that determine how land can be built on and improved. Zoning is used to protect public safety, health, and welfare by ensuring that property is developed in a way that avoids negative impacts on its surroundings.

A zoning update can include changes to what can be built on private property, what land can be used for, how large or small structures can be, and what types of buildings can be built where.

What is a subdivision update?

A subdivision ordinance contains policies that regulate how property lines can be drawn on land. This includes how large a piece of land must be, how new streets are designed, and how environmental features are protected when developing land.

Why is the City of Janesville updating the zoning code?

The current zoning code is over 40 years old. Since then changes in community, advancements in technology, and economic conditions have made the existing code less responsive to development. The City is pursuing a new code that will be better at regulating development for today's world. The City also wants to improve the simplicity and ease of use of the current code.

What changes are being made to the zoning and land division code?

The City is looking to make changes to provide greater opportunity for the continued growth and success of the community in accord with the recently-updated City of Janesville Comprehensive Plan. Specific changes will be drafted between 2024 and 2025. Updates will be shared publicly as they become available at Plan Commission Meetings and the Public Open House #2 in Spring 2025. Community members are encouraged to review the City of Janesville Comprehensive Plan to review the vision the City has for an updated land development code.

How will this affect my property/ neighborhood?

A zoning code update has implications for all properties in the City. An update to the zoning code will not make existing properties "illegal," and only impacts properties that are being developed or redeveloped in the future. The standards for redeveloping your property or property in your neighborhood will be based on the updated ordinances once adopted. All property owners are encouraged to review the proposed changes to the ordinance to understand how it may impact future plans to redevelop or improve their property.

The zoning ordinance is being updated to make it more easily understood, modernized, and responsive to current economic conditions. The update should make it easier for property owners to redevelop or improve their property in the future and improve the quality of development in the community.

ZONING OPPORTUNITY: PARKING

PARKING MINIMUMS AND MAXIMUMS

WHAT'S THE IDEA?

Parking requirements have long been a primary shaper of communities. These requirements force large amounts of area to be dedicated to parking, which significantly raises the cost of development.

Reducing or eliminating these requirements would allow developers to build the amount of parking stalls they believe is truly needed for a site, and removes the legal requirement for them to create more than they might need.

The evolving nature of commercial development; especially retail, does not warrant the need for minimum parking standards, at least not in the traditional zoning sense. Communities, and their development partners, need the tools to right-size parking based on local market conditions.

WHY MIGHT JANESVILLE WANT TO DO THIS?

- Reduces the cost of new development by reducing parking costs.
- Promotes new affordable housing by removing the cost of required parking.
- Results in efficient land use and reduced sprawl.
- Prevents more vast, empty seas of pavement.
- Reduces stormwater and flooding impacts.
- Provides space for outdoor, social gathering.

QUESTIONS FOR CONSIDERATION:

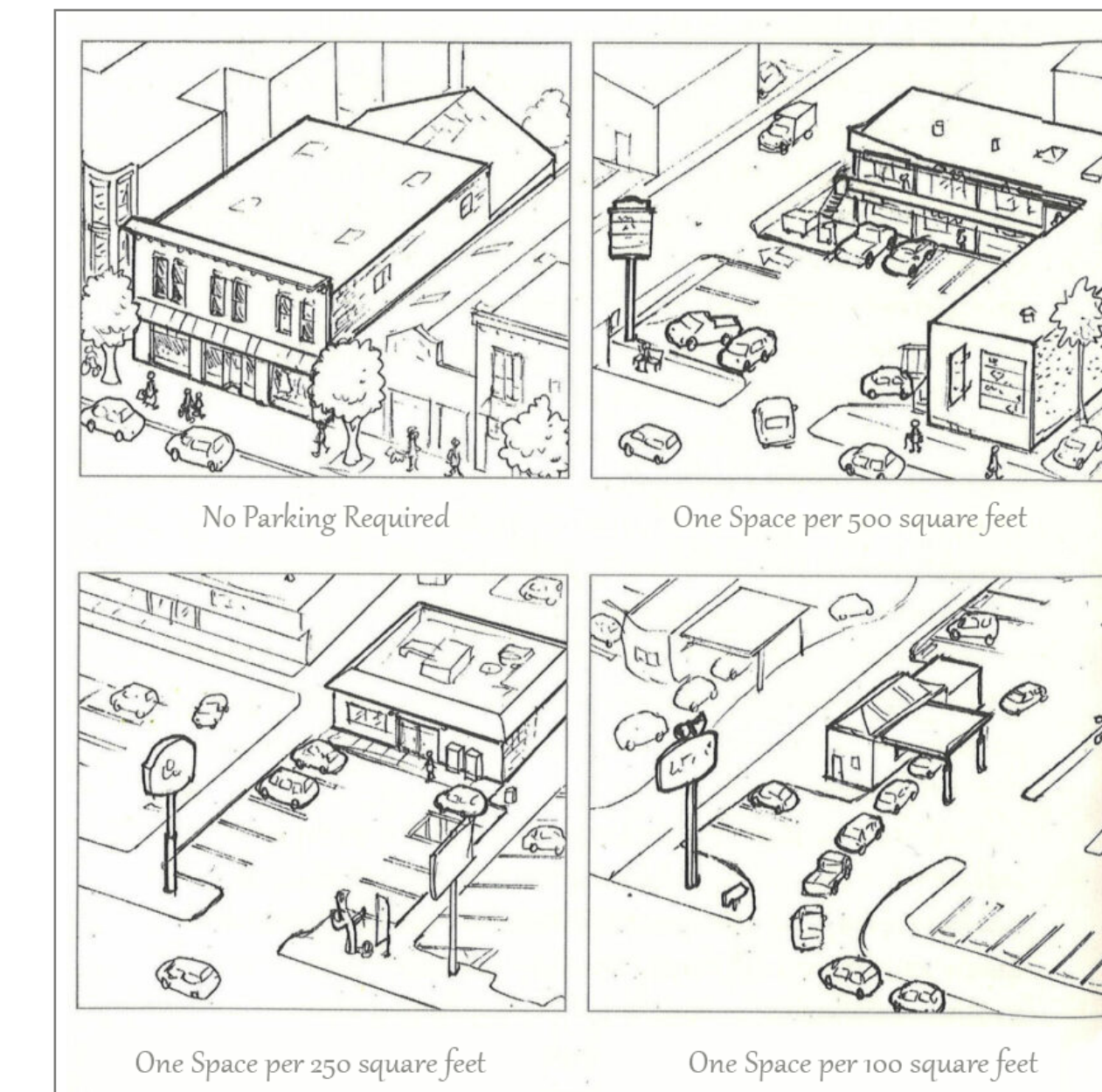
- Should parking minimums be reduced everywhere, or only in certain areas where parking demand is lower?
- Should shared parking lots be encouraged or required?
- Should new developments be allowed to reduce parking in exchange for providing high quality walking, biking, and transit access?
- Should all new development be walkable?

HOW IT WORKS TODAY:

Janesville requires between 2-4 off-street parking spaces for every single-family home and duplex. Multi-family homes require 2 parking spaces per 2-bedroom unit and 1.5 space per 1-bedroom unit or studio (Except in Downtown, 1.5 spaces are required for all types of units).

Most businesses are required to have 1 parking space for every 200 sq ft of building space. (For context, one parking space requires at least 270 sq ft of asphalt).

Where physical development standards apply, Janesville currently limits parking to no more than 110% of the required parking be provided unless otherwise determined by the Site Plan Review Coordinator.



ZONING OPPORTUNITY: EMPOWERING THE HOME ACCESSORY DWELLING UNITS

HOW IT WORKS TODAY:

Accessory Dwelling Units (ADUs) are not allowed in Janesville. However, similar types of housing like two-flats and duplexes are allowed in some areas.

WHAT'S THE IDEA?

Also known as a "Granny-Flat", "In-Law Suite", "Carriage House", or "Backyard Cottage". ADUs are a dwelling unit located on the same property as a principal residential structure. They are often; but not always, detached.

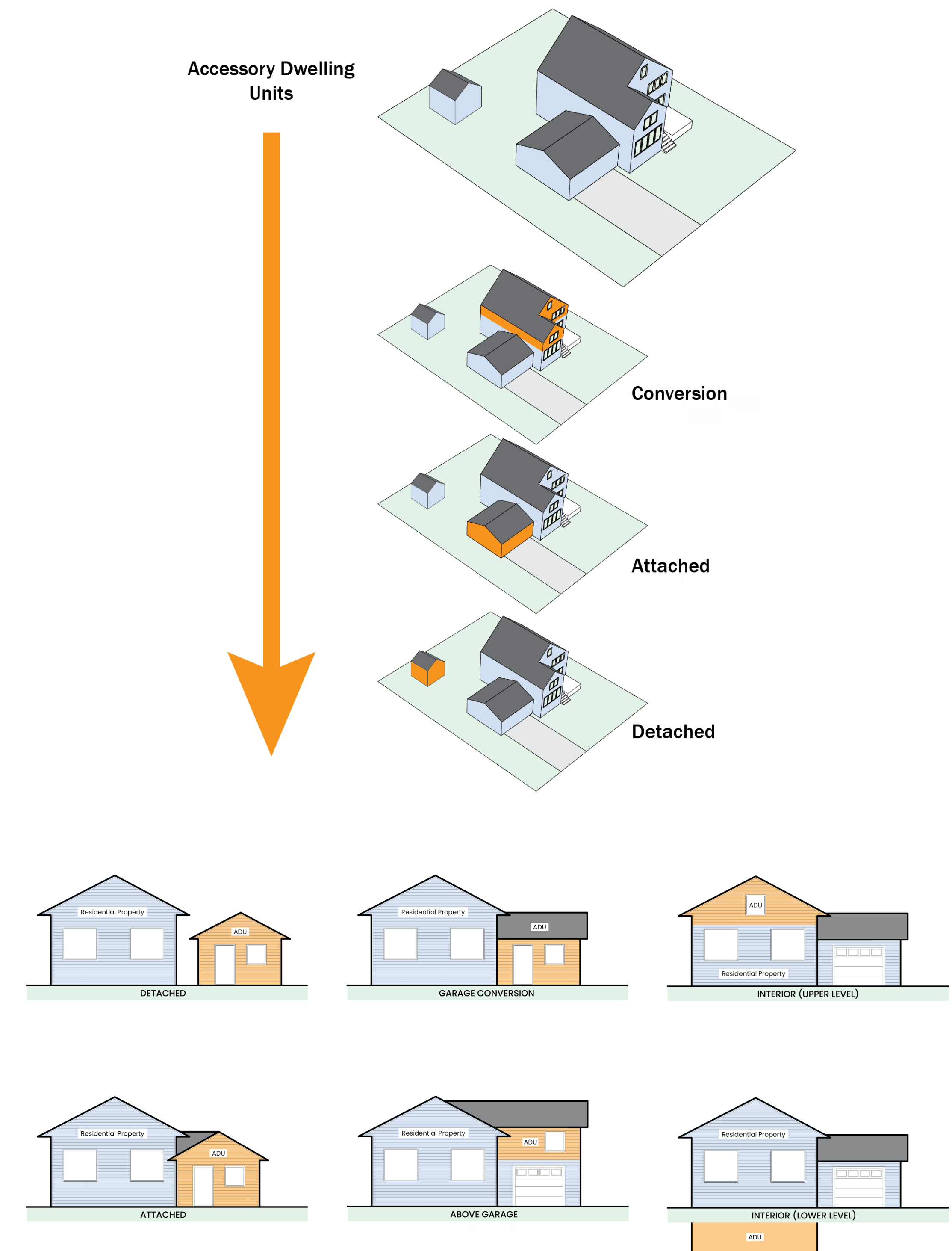
This is a rentable or purchasable dwelling unit, separate from the primary residence, and is typically smaller in size. Perfect for fresh out of college individuals, or elderly couples looking to downsize.

WHY MIGHT JANESVILLE WANT TO DO THIS?

- Allows families to downsize (empty nesters, divorcées, retirees, etc.) and stay in the same neighborhood.
- Increases housing options in existing neighborhoods with limited variety.
- Fits into the character of the existing neighborhood without requiring new construction.
- Provides a much needed affordable housing option.

QUESTIONS FOR CONSIDERATION:

- Where on a property should ADUs be allowed?
 - Within the main house on a property?
 - As a second structure on a property?
 - In a basement?
 - As an addition to existing houses?
- Should ADUs be allowed everywhere, or only in specific areas?
- Should rentals be allowed in ADUs?
- Should short-term/vacation rentals be allowed in ADUs?
- Should the owners of the property be required to live there, or can they rent the whole place out to multiple tenants?
- Should the addition of a new ADU require additional parking?
- What should the minimum size of an ADU be?
- What should the maximum number of occupants of an ADU be?



ZONING OPPORTUNITY: EMPOWERING THE HOME HOME OCCUPATIONS

WHAT'S THE IDEA?

Working from home has become increasingly common in the past few years, but there are legal barriers to operating a business from home.

Making no-impact businesses legal makes it cheaper to run a business startup or small business, provides increased opportunities for local entrepreneurs, and brings local business into neighborhoods.

WHY MIGHT JANESVILLE WANT TO DO THIS?

- Reduce costs to some small, local businesses.
- Expands local job opportunities and amenities by allowing low-impact businesses to neighborhoods.
- Provides small businesses a chance to grow without the need for massive overhead or operating cost.
- Home based businesses can function as an entry point to expanding small business elsewhere in the community.

QUESTIONS FOR CONSIDERATION:

- Should a special permit be required for a home occupation?
- Should parking lots be prohibited, allowed, or required?
- Should hours of operation be limited?
- Should loading, deliveries, and storage be limited?
- How many employees should be allowed?
- What kinds of signs should be allowed?

HOW IT WORKS TODAY:

Janesville permits Home Occupations (businesses) including Artists, Direct Sale Product Distribution, Tailoring, Home Crafts, Tutoring, Preserving and Home Cooking, and Telephone Answering.

Prohibited Home Occupations include Salons and Barbers, Carpentry, Landscaping, Medical Offices, Photographic Studios, Retail Sales, Tree Services, and more.



ZONING OPPORTUNITY: COMPLETE NEIGHBORHOODS

REDUCTION AND ELIMINATION OF LOT SIZE AND WIDTH MINIMUMS

WHAT'S THE IDEA?

Minimum lot sizes increase the minimum cost it takes to build a new home by requiring more land per home. In most cases, successful and desirable projects can be built on smaller lot sizes. Many homes are built precisely on the minimum required area, because smaller lot sizes are desirable for some buyers.

These minimums also spread out homes from each other. Too much of this causes sprawl, and this increases the cost to maintain infrastructure like roads, sewers, utilities, and more because there are fewer homes per mile of infrastructure. Reducing these restrictions can create opportunity for new forms of housing which are affordable, and in high demand. It can also reduce the tax burden from local services by increasing the tax base without increasing infrastructure.

WHY MIGHT JANESVILLE WANT TO DO THIS?

- Lowers land cost of development, enables in-fill development.
- Provides options for “missing middle” affordable housing gap.
- Reduces existing non-conforming lots.
- ‘Complete Neighborhoods’ can create a safer, more inviting neighborhood.
- Allows owners of large homes to downsize, subdivide, and stay in their neighborhoods.
- Reduces initial infrastructure and costs for provision of ongoing public services and long-term maintenance.
- Reduces tax burden from public infrastructure.

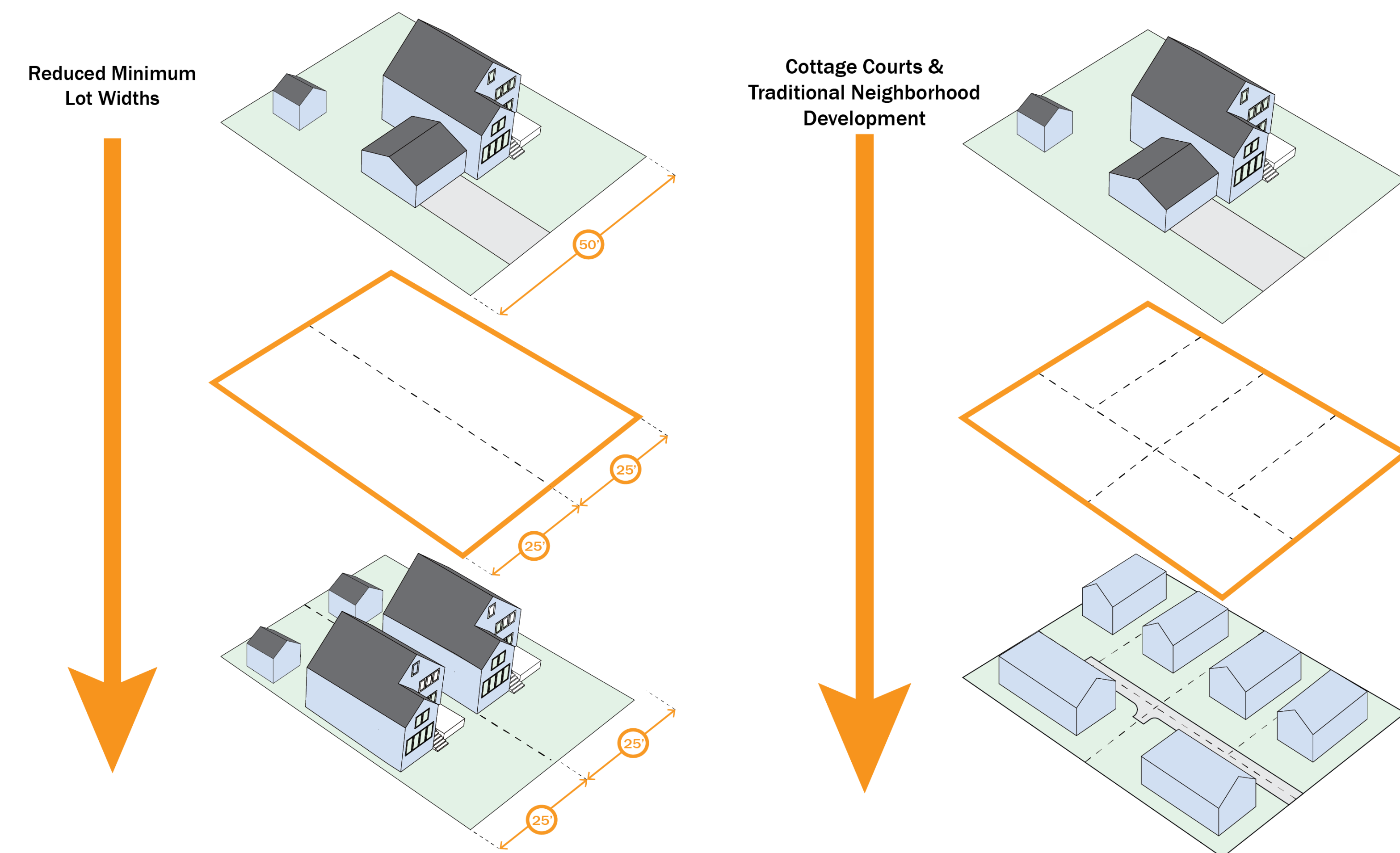
QUESTIONS FOR CONSIDERATION:

- Are the current minimums appropriate, or is it desirable to allow smaller homes?
- Should minimums be reduced everywhere, or only in certain districts?
- Is there anywhere that minimums should be increased?
- Should more than one home be allowed per lot, if the lot is big enough?
- Should minimum open space requirements be maintained or reduced?

HOW IT WORKS TODAY:

Except in Downtown, residential lots must be at least 50-70 feet wide. Single family homes must be built on at least 1/8 of an acre. Two-family homes must be built on at least 1/5-1/4 of an acre. Multi-family homes usually require at least 2,000-3,000 square feet of land per unit depending on the district. More density is allowed Downtown. In most districts, at least 40% of the lot must remain open area.

Only one home is allowed per lot.



ZONING OPPORTUNITY: COMPLETE NEIGHBORHOODS REMOVAL OF EXCLUSIONARY ZONING

HOW IT WORKS TODAY:

Most of Janesville's land area is restricted to single-family homes only, with two-family homes requiring a conditional use permit, subject to at least 7 special review criteria and a public hearing.

WHAT'S THE IDEA?

Exclusionary Zoning describes the practices of zoning which create contiguous and uniform neighborhoods. These neighborhoods often have very little diversity in housing, or in demographic makeup. This can lead to more expensive and unaffordable housing stock. It also concentrates families that live in duplexes, condos, or apartments into smaller, limited areas.

When neighborhoods allow more housing variety, people from different walks of life can live in the same community. It also allows people to age in place, building stronger neighborhoods as people transition through different stages in their lives but can stay in the same community. (i.e. young families buying starter homes, upsizing as families grow, downsizing as empty nesters, and retiring into senior housing in the same neighborhood)

WHY MIGHT JANESVILLE WANT TO DO THIS?

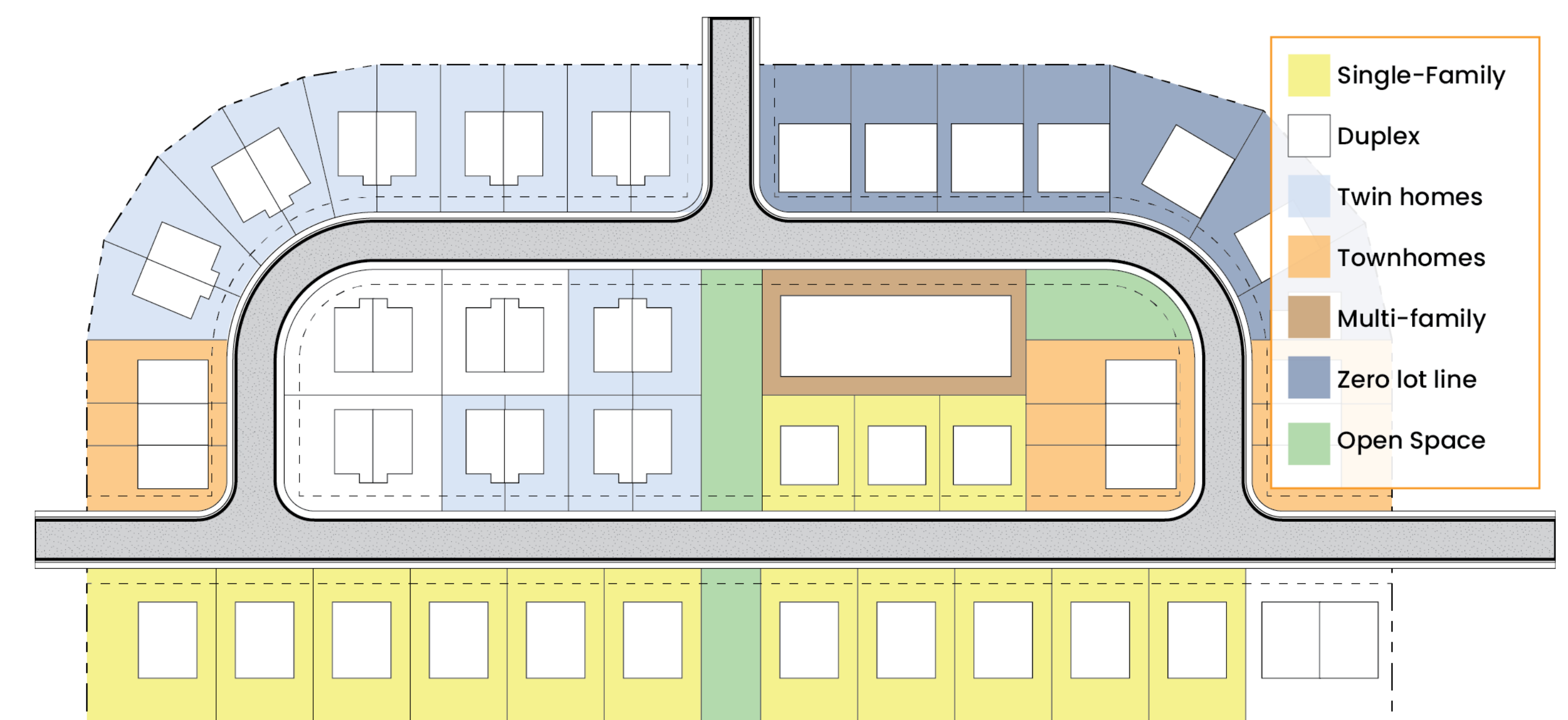
- Brings diversity of housing to neighborhoods.
- Provides more affordable housing options.
- Promotes intergenerational neighborhoods as family sizes change over time.
- Promotes socio-economic integration and economic resilience.

QUESTIONS FOR CONSIDERATION:

- Should duplexes be allowed in all single-family neighborhoods?
- Should triplexes and/or fourplexes be allowed in all single-family neighborhoods?
- Should some neighborhoods remain exclusively single-family?
- Should new duplexes be required to look similar to single-family homes?
- Should townhomes and attached dwellings be allowed in single-family neighborhoods?
- Should small-lot small unit single-family homes be allowed?



Plan of Canterbury Commons, MI, image credit: ULI Community Builders' Handbook, 1968



ZONING OPPORTUNITY: ADMINISTRATIVE IMPROVEMENTS APPROVAL STRUCTURE REFORM

HOW IT WORKS TODAY:

Janesville has a number of different procedures and approval processes, many of which have been perceived as being overly time-consuming, costly, confusing and unpredictable.

WHAT'S THE IDEA?

The public hearing and public meeting approval process can be a massive barrier preventing would-be developments from occurring.

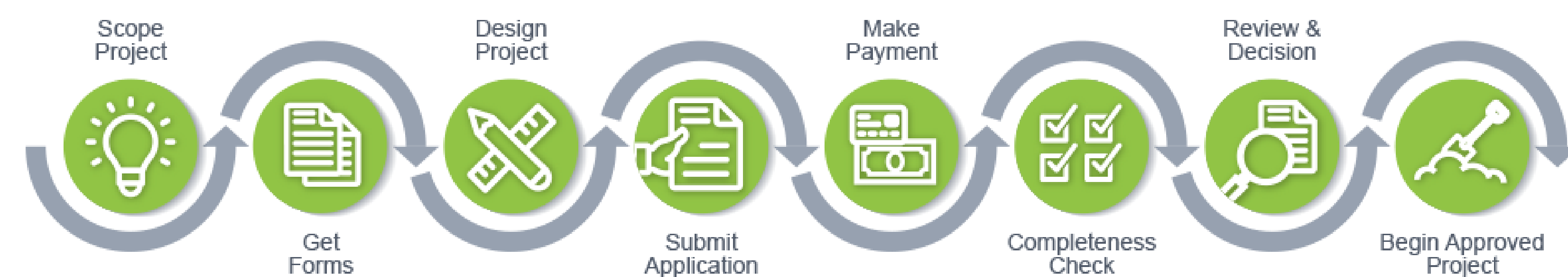
Developers already face a large amount of challenges making a development project feasible. Often the number of requirements, poor communication of the requirements, and extremely lengthy approval periods is too large of a financial risk for developers, dramatically increasing the costs over time or stopping projects altogether. The City of Janesville's development approval process should not represent a major risk to developers that bring quality housing or business investment to the community.

WHY MIGHT JANESVILLE WANT TO DO THIS?

- Reduce up-front financial risk for developers by decreasing approval wait time.
- Easy, predictable approval processes attract developers to create more projects.

QUESTIONS FOR CONSIDERATION:

- Should Janesville guarantee that approved permits are issued in a shorter time period, such as 60 or 90 days?
- Should City Staff be given the authority to approve developments that meet all the base requirements, instead of having each development go to the Plan Commission?
 - If yes, should developers have to option to appeal a denied application and have it go to the Plan Commission?
- Should there be some pre-made development designs/models that are approved automatically if proposed by a developer?
- Should the City substitute public meetings for individual developments with high-level planning meetings intended to guide the overall direction of the City?



ZONING OPPORTUNITY: ADMINISTRATIVE IMPROVEMENTS

REDUCTION OR ELIMINATION OF CONDITIONAL USES

WHAT'S THE IDEA?

Municipal discretion over conditional uses has been severely limited by recent statutory changes. While conditional uses allow communities to control certain aspects of sensitive site uses, this comes with a more complicated and often lengthy approval process.

Instead, by creating these sensitive uses as permitted uses with standards that protect neighboring property, the same effect can be achieved with a simpler process. This removes the need for a conditional use permit, and allows sensitive uses to operate legally only under the outlined standards.

WHY MIGHT JANESVILLE WANT TO DO THIS?

- Development-friendly, reducing approval process by removing the need for a public hearing.
- Fairness across multiple administrations/commissions in the otherwise potentially arbitrary application of conditions.

QUESTIONS FOR CONSIDERATION:

- Should most conditional uses be turned into permitted uses with specific standards?
- Should some conditional uses be prohibited entirely?
- Should certain specific conditional uses be retained as conditional uses to continue requiring public hearings?
- How can community awareness and understanding of projects be maintained with a more streamlined process?

HOW IT WORKS TODAY:

Many existing Janesville Zoning Districts include a listing of Conditional Uses, many of which do not include actual "conditions" that must be met in order to be approved. These developments have to go to a public hearing where the Plan Commission can impose special conditions based on evidence that the development will impact the community in some way that the code does not anticipate.

CITY OF JANESVILLE
Wisconsin's Park Place
Planning Division - P.O. Box 5005 - Janesville, WI 53547
(608) 755-3085 - FAX (608) 755-3189

CONDITIONAL USE PERMIT

APPLICATION FOR CONDITIONAL USE PERMIT

Date Submitted _____
Name _____
Address _____
Public Hearing Subject/Ordinance _____
Position on Ordinance (if applicable) _____
Public hearing comment (250 words and 1250 character maximum) _____

TO THE PLAN COMMISSION:
The undersigned **OWNER OF THE PROPERTY** herein described petitions you to approve the following request for a conditional use permit:

(1) Location of Property: _____
a) Street Address _____
b) Legal Description of Property: _____
c) Size of building/property and requisite fee:
☐ 0 to 10,000 s.f. building area or less than 1 acre of land (Fee: \$500)
☐ 10,000 to 25,000 s.f. building area or 1 to 5 acres of land (Fee: \$1,000)
☐ Greater than 25,000 s.f. building area or 5 acres of land (Fee: \$1,500)
☐ Conditional Sign Review (Fee: \$500)

(2) Current Use of Property _____
(3) Proposed Use of Property _____

Respectfully Submitted,
Signature: _____
PRINT Name: _____
Address _____
Telephone No. _____
Email: _____

The application must be signed by the property owner.

Section 42-272 of the Janesville Zoning Ordinance
(a) All applications for conditional use permits pursuant to Section 42-278 must be accompanied by the requisite fee. No action shall be taken until the application fee is paid.
(b) The application shall also be accompanied by such plans and information as are required for Site Plan Review in subsection 42-273(d).
(c) Following review by the Site Plan Review Committee, your request will be referred to the Plan Commission. The Plan Commission shall hold a public hearing before reaching a decision.

In order to submit a comment:
- Complete this form.
- Send the completed form and comment on the meeting's agenda.
- Forms and comments must be submitted to the Planning Division.
If the form is received time for public record.

ZONING OPPORTUNITY: FORM-BASED CODE FORM-BASED CODE

WHAT’S THE IDEA?

Traditional zoning; like in Janesville, generally limits entire zoning districts to a set of building/land uses (i.e. Residential, Business, Industrial). Form-based codes on the other hand are less restrictive on use and focus more on the design of buildings to make sure different uses all fit within the same district. This can allow more dynamic, varied neighborhoods with amenities like small shops and services integrated in residential areas.

Common elements form-based code regulates are setbacks, height/number of floors, and location of parking. Form based code also easily regulates other items like architecture, landscaping, building materials, and signs.

Form-based codes are typically only applied to more urban, walkable areas.

WHY MIGHT JANESVILLE WANT TO DO THIS?

- Allows municipalities to control the physical characteristics of streets, neighborhoods, and corridors.
- Reduces code barriers to more traditional, mixed-use neighborhoods.
- Form-based codes are great for promoting walkability and reducing car-dependency.

QUESTIONS FOR CONSIDERATION:

- What districts or corridors of the City make sense for a form-based code?
- What kind of uses would you add to your neighborhood?

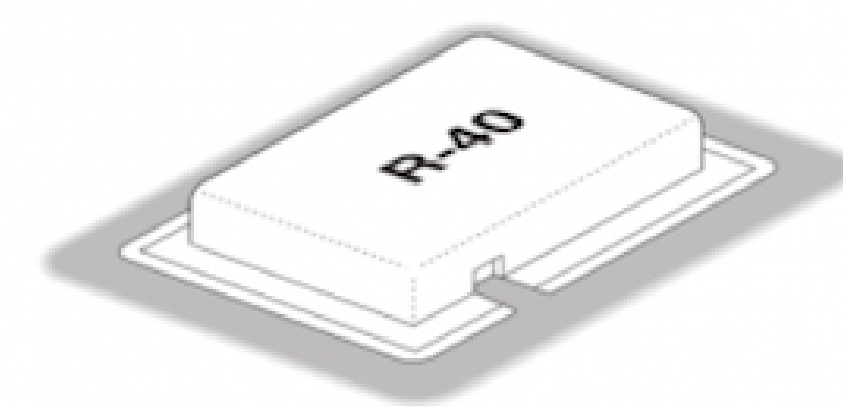
HOW IT WORKS TODAY:

Janesville has Article XI of its Zoning Code, which outlines standards for Physical Developments within the city. Sections in this Article include Architectural Standards, Landscaping Standards, and miscellaneous Site Standards.

These Physical Development Standards are supplemental to the use-based zoning which the Zoning Code is built upon. The Zoning Code has all the restrictions and regulations of a use-based zoning, while also requiring physical developments meet form-based standards.

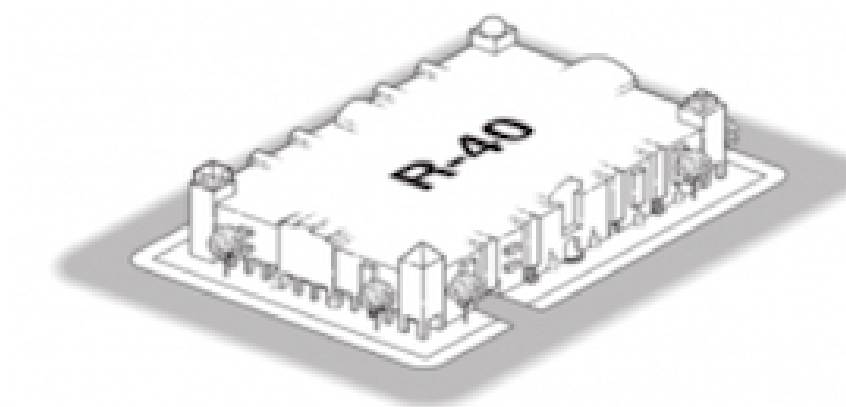
Conventional Zoning

Density use, FAR (floor area ratio), setbacks, parking requirements, maximum building heights specified



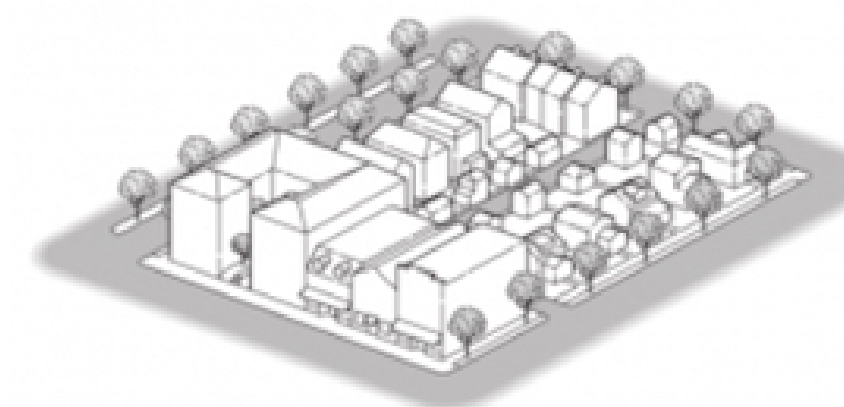
Zoning Design Guidelines

Conventional zoning requirements, plus frequency of openings and surface articulation specified



Form-Based Codes

Street and building types (or mix of types), build-to lines, number of floors, and percentage of built site frontage specified.



Five Main Elements of Form-Based Codes

1. Regulating Plan

A plan or map of the regulated area designating the locations where different building form standards apply.

2. Public Standards

Specifies elements in the public realm: sidewalk, travel lanes, on-street parking, street trees and furniture, etc.

3. Building Standards

Regulations controlling the features, configurations, and functions of buildings that define and shape the public realm.

4. Administration

A clearly defined and streamlined application and project review process.

5. Definitions

A glossary to ensure the precise use of technical terms.

Building Element	Definition
Encroachment	Any structure, sign, or other physical feature that extends into the public right-of-way.
Front Setback	The distance between the front of a building and the front property line.
Side Setback	The distance between the side of a building and the side property line.
Height	The vertical distance from the finished ground level to the highest point of the building.

Image source: Form-Based Code Institute

ZONING OPPORTUNITY: LIVE - WORK - PLAY

ALLOWING GROUND-FLOOR RESIDENTIAL IN COMMERCIAL ZONES

WHAT'S THE IDEA?

Due to economic forces, many communities have an excess of commercially-zoned property with high vacancy rates. Many communities do not allow ground floor residential uses in commercial districts, instead having it lifted above (or sometimes located below) the ground floor, or even not allowed at all.

Permitting this option does not guarantee its implementation, but opens up yet another alternative for mixed-use development in commercial districts, reducing vacancy.

WHY MIGHT JANESVILLE WANT TO DO THIS?

- Reduced vacancy.
- Increased adaptability and economic resilience.
- Street-level activation, especially for community amenities.

QUESTIONS FOR CONSIDERATION:

- Should the ground floor of residential buildings be restricted to things such as leasing offices, community spaces, and fitness centers?
- Should there be a limit on how many ground floor residential uses there are?
- What places in Janesville might this practice be useful?
- Should buildings be designed to be flexible to allow ground floors to convert between commercial and residential uses easily?

HOW IT WORKS TODAY:

Janesville only permits residential units on the ground floor in the B1 and B2 business districts if it is occupied by the owner of the business. Otherwise, ground floor residential units are not permitted except under certain circumstances in the B5 and B6 business districts (Downtown).



Image source: Bill Badzo

ZONING OPPORTUNITY: ADMINISTRATIVE IMPROVEMENTS

PROVIDE OPTIONS TO ACHIEVE DESIRED DESIGN
STANDARDS

WHAT’S THE IDEA?

By offering alternative options to satisfy design criteria, more variation in designs and variety in pattern can appear in the community. Alternative choices also provides more flexibility for developers to chose the solution that makes sense for their project.

In the examples on this board, you can see how a community that desires quality screening buffers in their developments can offer alternative landscaping and screening options which are all satisfactory. It is up to the developer to choose what to use.

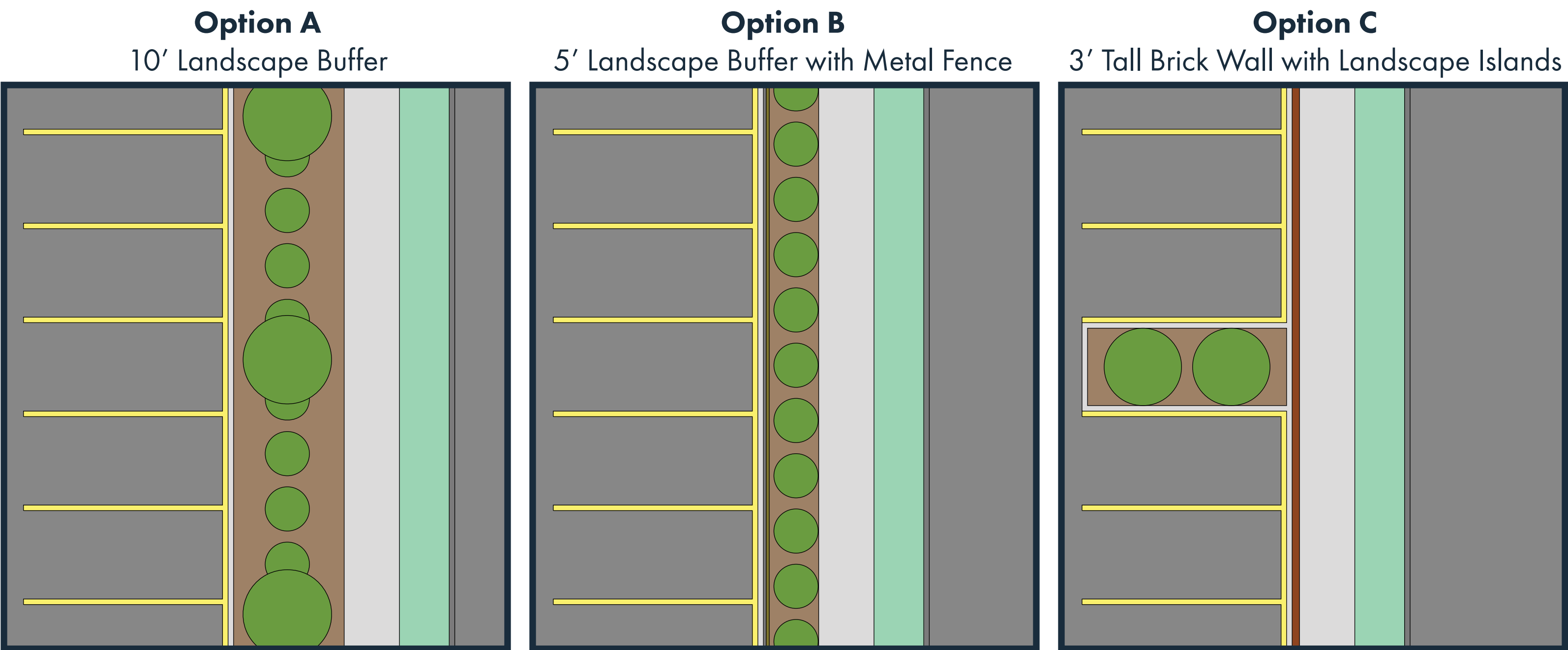
WHY MIGHT JANESVILLE WANT TO DO THIS?

- Affords more unique and “outside-the-box” projects to be proposed.
- Allows flexibility in site design.
- Accommodates projects that might not normally have been proposed due to restrictive requirements.

HOW IT WORKS TODAY:

It is common for zoning codes to prescribe specific design standards for certain development types, offering little variation from the requirements. While these requirements may work well, they shut out any possibility for alternative ideas which may accomplish the same goal.

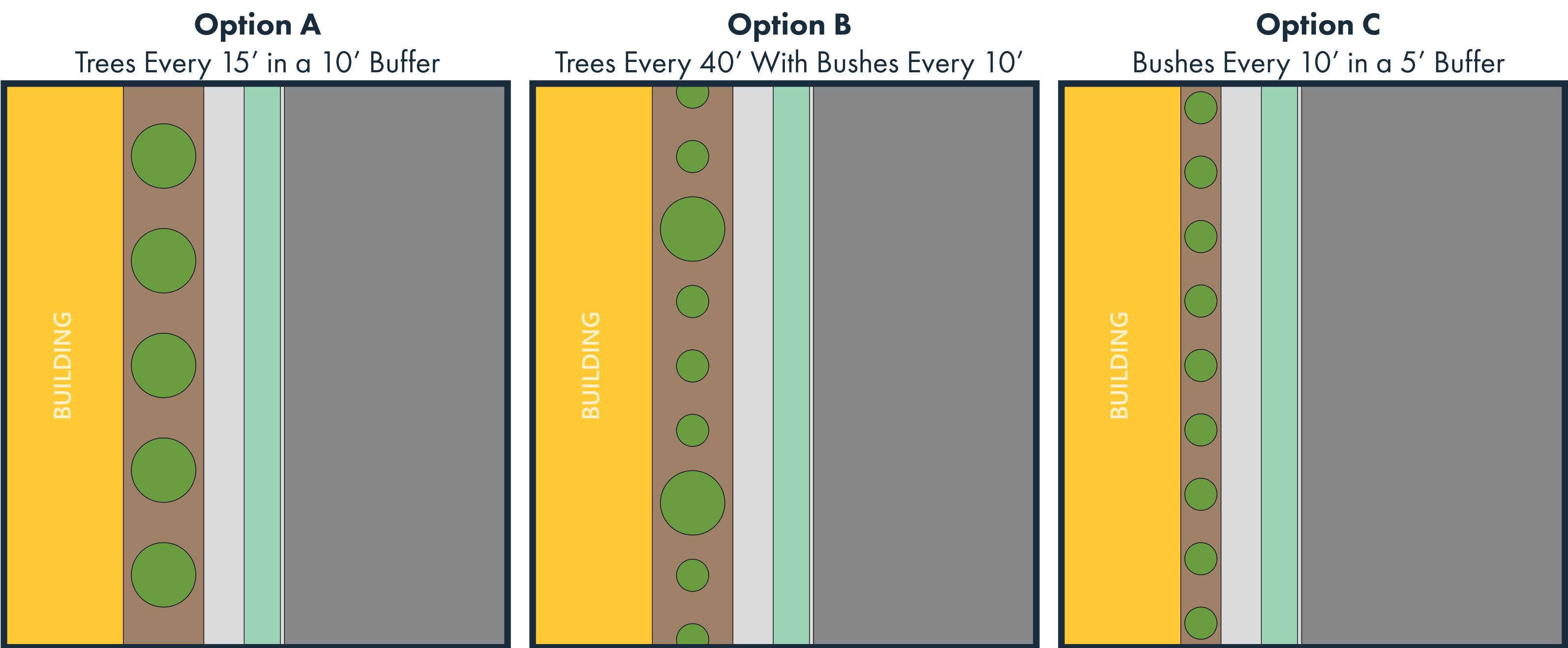
Example of possible public street screening requirements



Example of possible parking lot screening requirements



Example of possible landscape bufferyard requirements



ZONING OPPORTUNITY: COMPLETE NEIGHBORHOODS VARIETY IN HOUSING CHOICES

WHAT’S THE IDEA?

There is a wide range of housing types that provide additional options and choices for housing and different levels of density and affordability.

Allowing more variety encourages context-sensitive design and site design flexibility, providing more attractive and productive outdoor social spaces. Janesville is not alone in the challenges it is facing in its local housing market. Throughout Wisconsin and around our country housing availability and affordability continue to be an issue.

Introducing new housing types at varying price points and densities can help the housing market better respond to local demand and accommodate every type of housing need for its residents.

WHY MIGHT JANESVILLE WANT TO CONSIDER THIS?

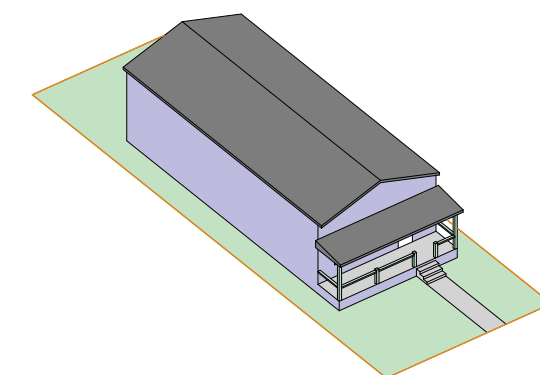
- Recent dramatic increases in housing and development costs have made the goal of home ownership more challenging. The City and its partners may want to explore other housing options of varying densities that can fill in the gap between traditional single family homes and multifamily apartments currently being offered in the marketplace.

QUESTIONS FOR CONSIDERATION:

- What types of homes on the right do you think are a right fit for Janesville?
- What kinds of homes are missing in Janesville?
- Are there certain areas of the city where some of these types would work better than others?

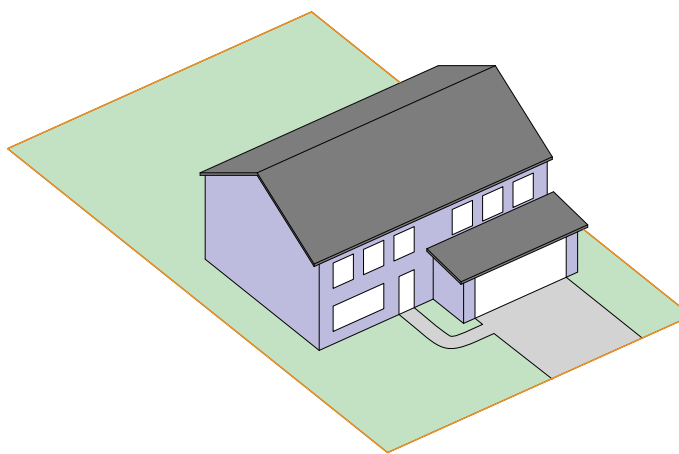
HOW IT WORKS TODAY:

Strict limits on density and lot dimensions make it difficult to develop a variety of housing types beyond single family residences.



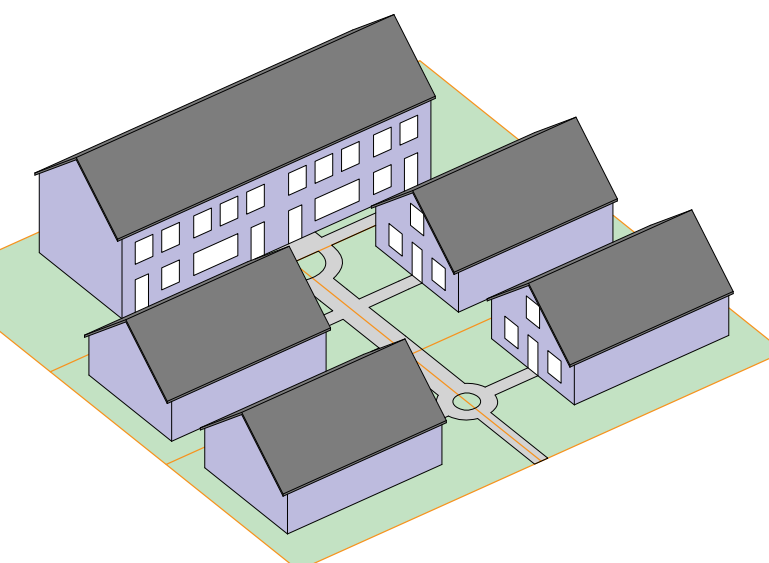
Single Family Home
Low Density

A conventional home. This is what the majority of homes look like in most communities, including Janesville. Two versions are shown, one with an attached garage and one without.



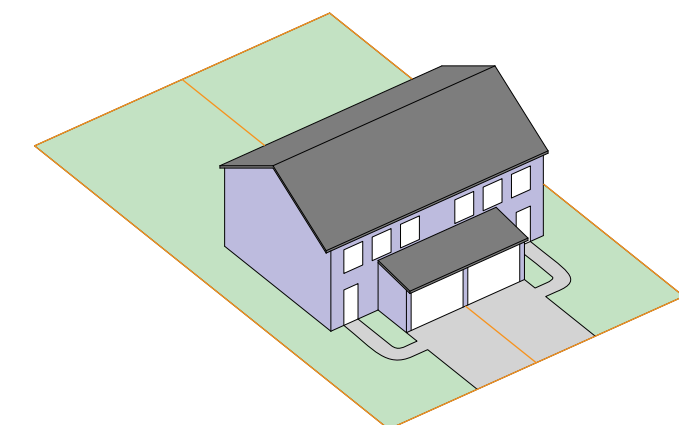
Cottage Court
Low Density

A group of small, 1 to 1.5-story structures arranged around a shared court visible from the street. The shared court is an important community-enhancing element and unit entrances should be from the shared court. It replaces the function of a rear yard. Often the rear-most building can be up to 2 stories.



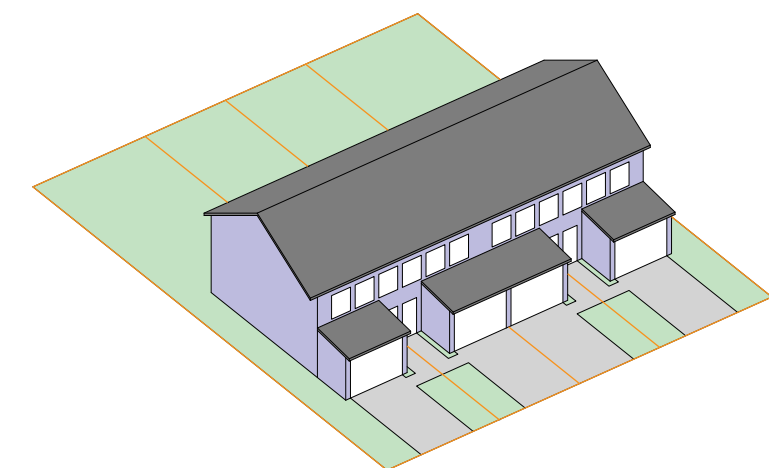
Duplex
Low Density

A small, 1 to 2-story detached structure that consists of two homes arranged side-by-side, each with an entry from the street. This type has the appearance of a small-to-medium single-unit house and may include a rear yard.



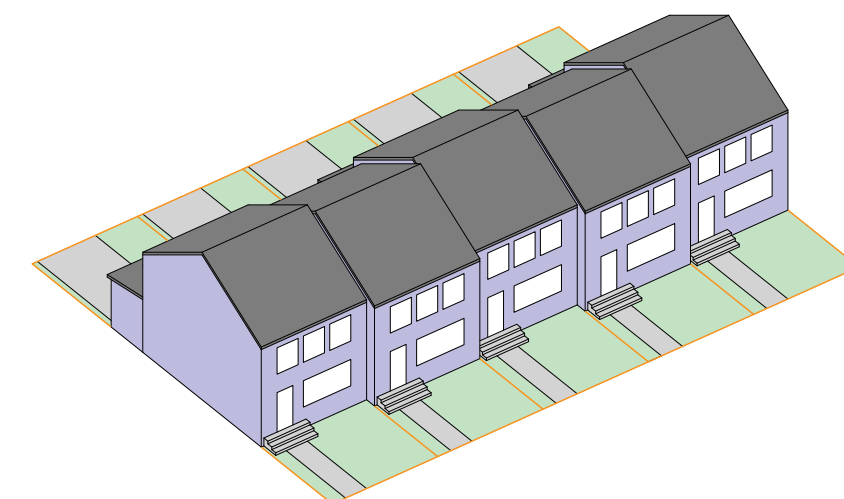
Fourplex
Medium Density

A small, 1 to 2-story attached structure that consists of four homes arranged side-by-side, each with an entry from the street. This type has the appearance of a grouping of single-unit houses and may include a rear yard.



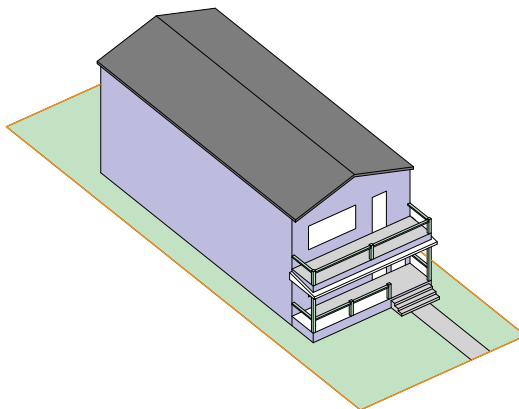
Townhomes
Medium Density

A small-to medium-sized attached building that consists of 2 to 16 multi-story homes placed side-by-side. Entries are on the narrow side of the unit and typically face a street or courtyard. The street façades have entrances and avoid garages.



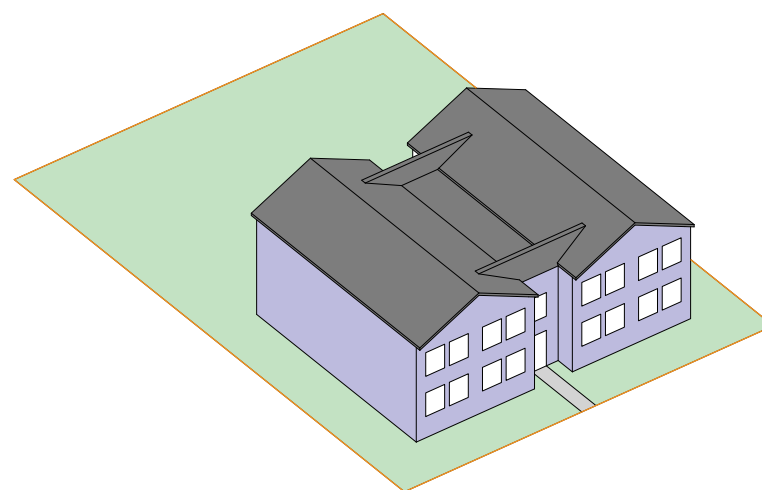
Stacked Flats
Medium Density

A small-to-medium 2 to 3.5-story sized building that consists of 2-3 homes typically stacked on top of each other on consecutive floors, with one entry for the ground floor unit and a shared entry for the units above. This type typically does not include a rear yard.



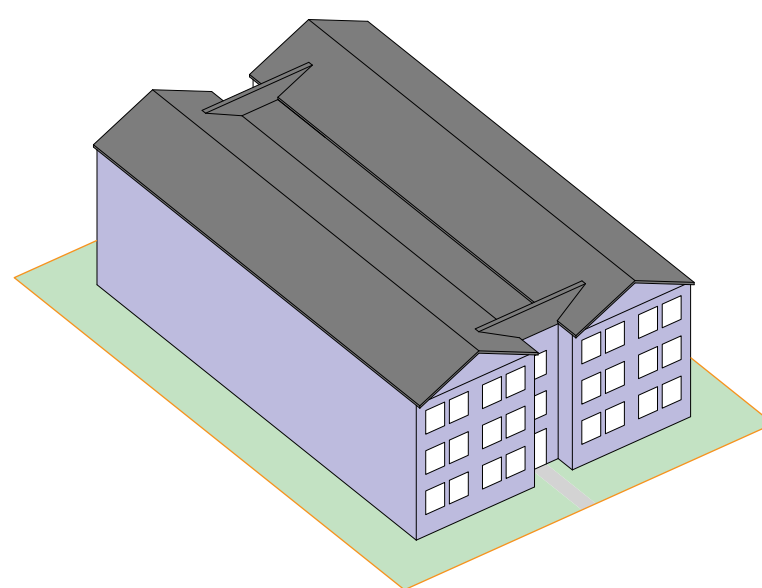
Small Apartments
Medium Density

A 2 to 2.5-story building that consists of 5 to 12 homes arranged side-by-side and/or stacked, typically with a shared entry from the street. This type has the appearance of a medium-to-large single-unit house and sometimes does not include a rear yard.



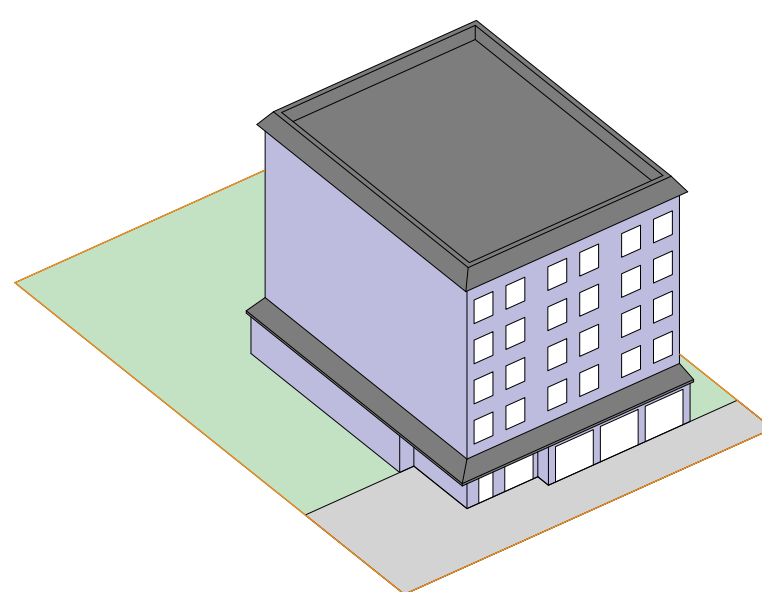
Large Apartments
High Density

A 2 to 6-story building that consists of 6 to 20 homes per floor, typically with a shared entry from the street.



Mixed Use Apartments
High Density

A 4 to 6-story building that consists of 6 to 20 homes per floor, typically with a shared entry from the street and a separate entry for a small business use on the first floor. This type fits into commercial retail corridors and can add more housing to an area where businesses exist.



Definitions from missingmiddlehousing.com/types

CITY OF JANESVILLE ZONING AND SUBDIVISION CODE REWRITE

NOVEMBER 14, 2024 PUBLIC OPEN HOUSE

WELCOME!