



The Avenue
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Milwaukee, WI 53202
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www.graef-usa.com

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MEMORANDUM

TO: City of Janesville

FROM: GRAEF

DATE: November 19, 2024

SUBJECT: Open House #1 – November 14, 2024 Community Feedback Summary – Zoning Code and Subdivision Ordinance Rewrite

I. INTRODUCTION

In partnership with the City of Janesville, GRAEF hosted a Public Open House on Thursday, November 14th, 2024 from 5:30-7:00pm at the Janesville Hedberg Public Library as part of the project to rewrite the City's zoning and subdivision ordinances. The Open House was promoted by both the project website and social media as well as the issuance of a press release and subsequent follow up article in the Janesville Gazette. The intent of the Open House was to allow the community to review the project and provide initial feedback on the efforts to review and make changes to the existing code(s). Approximately 26 persons attended the Open House (this number is based on those participants who signed-in; the actual number of attendees may be higher).

An initial presentation was made by GRAEF addressing the core components of the project, including the review process, timeline, efforts conducted to date and next steps. The presentation was recorded by JATV and can be viewed on the project website. Following the presentation, participants were able to peruse various display boards with project information, maps, and precedent imagery, chat with the project team who circulated around the room, and jot down ideas and comments on large print-out maps and boards. This document is intended to serve as an overarching summary of the feedback gathered during the Open House. Exhibit boards were largely arranged in four groups: (1) Welcome and General Feedback, (2) Project Overview, Status, and Frequently Asked Questions (3) Zoning Reform Opportunities (4) Zoning Map and Zoning Hub platform. A community survey was also introduced to those in attendance and made available on the project website.



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II. KEY INSIGHTS:

Most of the insights gained at this first public open house were supportive of the process and mirrored and reinforced some of the desired outcomes identified in the original city Request-for-Proposal. They included:

- A desire to allow more flexibility in the home building process, including but not limited to smaller lots, narrower lots, zero-lot-line development, etc.
- Concerns about overly prescriptive design requirements and architectural design
- A desire to avoid reducing subdivision infrastructure standards for pedestrian facilities such as sidewalks/pathways
- A desire to require pedestrian/bike circulation citywide, but particularly in industrial developments
- Overall issues were expressed about not understanding current ordinances
- A desire for more affordable housing
- A desire to accommodate intergenerational neighborhoods, move away from single-type residential neighborhoods
- Participants expressed a strong interest in this project and its outcomes, and a desire to be kept informed and involved in the upcoming months during the drafting and refinement phases of the project
- Additional specific comments included a desire to use land more efficiently by eliminating (exclusive) single family zoning

III. APPENDIX

Attached as part of the Appendix are:

1. Photos of the open house
2. Attendance sheet
3. Comment form
4. Housing preference form
5. Exhibit boards with notes



Figure 1 - Planning Director Cherek welcome and introduction



Figure 2 - Dominic Marlow (GRAEF) leading informal small group discussion



Figure 3 - Tim Schwecke (Civitek) explaining ZoningHub platform



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CITY OF JANESVILLE
PUBLIC OPEN HOUSE
Zoning and Subdivision Code
Rewrite Project



DATE:	TIME:	LOCATION:	PURPOSE:
Thursday, November 14, 2024	5:30 PM – 7:00 PM	Hedberg Public Library, located at 316 S. Main Street	Public Open House

ATTENDANCE RECORD

Please Note: The information in this document (including names, addresses, phone numbers, e-mail addresses, and signatures) is not confidential, and may be subject to disclosure upon request, pursuant to the requirements of the Wisconsin open records law, sections 19.31–19.39 of the Wisconsin Statutes.

NAME (Please Print)	STREET ADDRESS CITY/STATE/ZIP CODE	REPRESENTING	PHONE NUMBER	Email
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Kyle Balk-Boatman		GAZTE		Kyle.Balk.Boatman@agg-sw.com
Katie Udell		A-Y		K.Udell@angusyoung.com
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SCOTT GREENLUND		CDA		scottgreenlund@gmail.com
Cathy Erdman		SNOW Janesville		snwjanesville@gmail.com
Michael Mueller		CDA		mjmuel513@gmail.com
Kyle Hammon				6acaras4@gmail.com
Jack Fisher				SAFisher2@gmail.com

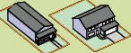
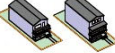
NAME (Please Print)	STREET ADDRESS CITY/STATE/ZIP CODE	REPRESENTING	PHONE NUMBER	Email
Michael J. J. J.				
Heather Miller				
Mick Gilbertson				
Bill MISAKS				
Timmi Kubacki				
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Claire Gray				
Sabrina Bowerman		Play Commission		
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MAX RYAN				MAX.RYAN@RegionControl.com
Nick Faust		Co J		

NAME (Please Print)	STREET ADDRESS CITY/STATE/ZIP CODE	REPRESENTING	PHONE NUMBER	Email
Jennifer Petruzzello		CDJ - NCS		

Figure 4 - Attendance Sheet

Select whether you think each reform should be explored as part of Janesville's Zoning/Subdivision Code.

ZONING REFORM	WORKS FOR JANESVILLE	DOESN'T WORK FOR JANESVILLE	UNSURE
Reduce Parking Minimums/ Create Parking Maximums	83% (5)	17% (1)	
Accessory Dwelling Units	83% (5)		17% (1)
Home Occupations	80% (4)		20% (1)
Reduction/Elimination of Lot Size Minimums	83% (5)		17% (1)
Removal of Exclusionary Zoning	83% (5)		17% (1)
Approval Structure Reform	66% (4)	17% (1)	17% (1)
Reduction or Elimination of Conditional Uses	66% (4)	34% (2)	
Form-Based Code	50% (3)		50% (3)
Allowing Ground-Floor Residential in Commercial Zones	83% (5)		17% (1)
Provide Options to Achieve Desired Design Standards	100% (6)		

What types of housing would you like to see in Janesville? (Please refer to exhibit board for housing type definitions)				
HOUSING TYPE	MORE	LESS	WHAT CURRENTLY EXISTS IS GOOD	UNSURE
Single Family Home Low Density 	17% (1)	33% (2)	17% (1)	33% (2)
Duplex Low Density 	40% (2)		60% (3)	
Cottage Court Low Density 	50% (3)		17% (1)	33% (2)
Stacked Flats Medium Density 	80% (4)		20% (1)	
Fourplex Medium Density 	83% (5)		17% (1)	
Townhomes Medium Density 	100% (6)			
Small Apartments Medium Density 	100% (4)			
Large Apartments High Density 	66% (4)	17% (1)		17% (1)
Mixed Use Apartments High Density 	83% (5)		17% (1)	

City of Janesville Zoning/Sub-division Code Rewrite Project
11/14/24 Open House | Comment Card

 CITY OF JANESVILLE
Wisconsin's Park Place

Figure 5 - comment card(s)



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PROJECT OVERVIEW: SUMMARY & TIMELINE

PROJECT SUMMARY
The City of Janesville has embarked on a comprehensive review of its Zoning and Subdivision Ordinances to ensure they reflect the community's diverse needs and goals, make the code easier to understand and align with the City's vision. As the City moves forward through this process, the Janesville community is invited to participate to help ensure the new codes and 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.

PROJECT TIMELINE

WE ARE HERE

WHAT DO YOU WANT THIS UPDATE TO ACCOMPLISH?
Write down your ideas here!

SPRING/SUMMER 2024
Project Start: Research & Data Gathering

SUMMER 2024 - SUMMER 2025
Public Engagement

FALL 2024
Public Open House #1

FALL 2024-SPRING 2025
Draft Revised Zoning and Subdivision Ordinance

SPRING 2025
Present draft documents to Plan Commission as available

SPRING 2025
Public Open House #2

SUMMER 2025
Present Final Draft to Plan Commission and Common Council

GRAEF **CITY OF JANESVILLE**
Reinvent. Repeat. Rise.

WHAT DO YOU WANT THIS UPDATE TO ACCOMPLISH?
Write down your ideas here!

Handwritten notes on sticky notes:

- How will the new code address problems? Will this burden development developers?
- Why hire a consultant? Do we have plans for South side? Redevelopment
- Timeline from approval to first meaningful results? How can we accelerate filling pent up demand



PROJECT OVERVIEW:
CURRENT FEEDBACK

- "Jonesville 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"

ENGAGING DURING THE UPDATE

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

VISIT THE PROJECT WEBSITE

<http://cityofjonesville.org>

WHAT HAVE WE HEARD SO FAR?

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:

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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.

Board 3

GRADF

CITY OF JANESVILLE
Downtown & River Division

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, or 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.




Board 4

GRAEF CITY OF JANESVILLE

Handwritten notes on sticky notes:
- Reduce Retail Parking min by 25% or more
- Create shared parking development for multi-use projects
- Provide more space for walking, biking, and transit access
- Reduce Retail Parking min by 25% or more
- Make previously required 10% available for use as a result of reduction

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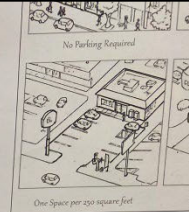
WANT TO DO THIS?
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ASIDERATION:
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be encouraged or required?
s be allowed to reduce parking in exchange for providing high quality
it access?
ment be walkable?

Reduction Ratio?
Park min by 25% or more
Create shared parking development for multi-use projects
Provide more space for walking, biking, and transit access
Reduce Retail Parking min by 25% or more

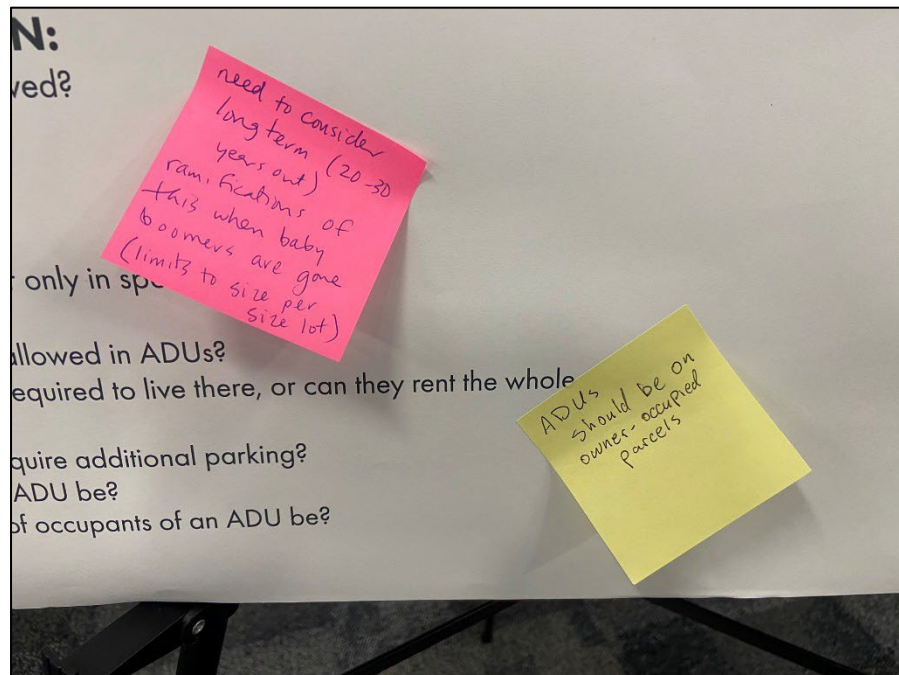
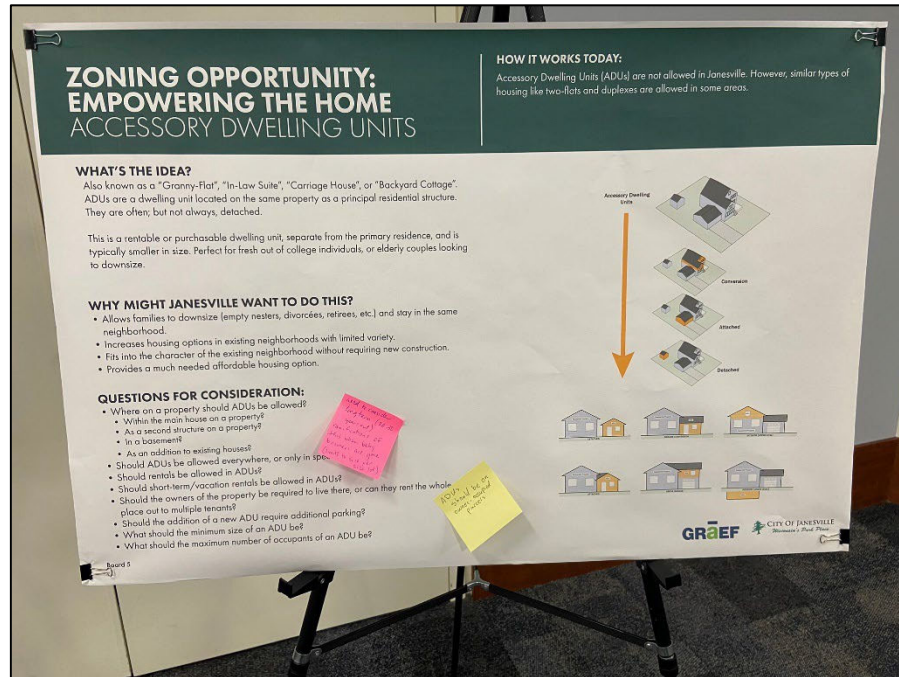
Parking Assessment District?

Make previously required 10% available for use as a result of reduction




One Space per 200 square feet

GRAEF



POWERING THE HOME OCCUPATIONS

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

THE IDEA?

Home has become increasingly common in the past few years, but there are many challenges to operating a business from home.

Impact businesses legal makes it cheaper to run a business startup or small business, provides increased opportunities for local entrepreneurs, and brings local business to neighborhoods.

WHAT JANSVILLE WANT TO DO THIS?

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



Handwritten notes on pink sticky note:
No special use permit
Look @ zoning code
Home occ. allowed but not for profit
Neighborhood

Handwritten notes on yellow sticky note:
Residential Retail!!
CORNER STORE/BAR/RESTAURANTS!!

GRÄEF

entry point to expanding small business

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?
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Handwritten notes on pink sticky note:
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Handwritten notes on yellow sticky note:
Residential Retail!!
CORNER STORE/BAR/RESTAURANTS!!

ZONING OPPORTUNITY: COMPLETE NEIGHBORHOODS

REDUCTION AND ELIMINATION OF LOT SIZE AND WIDTH MINIMUMS

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 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.

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?

Board 7

GRAEF CITY OF JANESVILLE
Sustainable Development

ood.
neighborhoods.
services and long

Protect existing natural resources; avoid building in flood plains or on un-remediated property

Open space requirements: incentive for on-site power generation / sustainability efforts

allow for better emergency vehicle access

Incentivize green development

GRAEF

**ZONING OPPORTUNITY:
COMPLETE NEIGHBORHOODS
REMOVAL OF EXCLUSIONARY ZONING**

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, upstaging 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?

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.

1-30 Site Plan - Canterbury Commons, Madison, WI. Image credit: ULI Community Builders' Handbook, 1992

Plan of Canterbury Commons, WI. Image credit: ULI Community Builders' Handbook, 1992

GRAEF CITY OF JANESVILLE

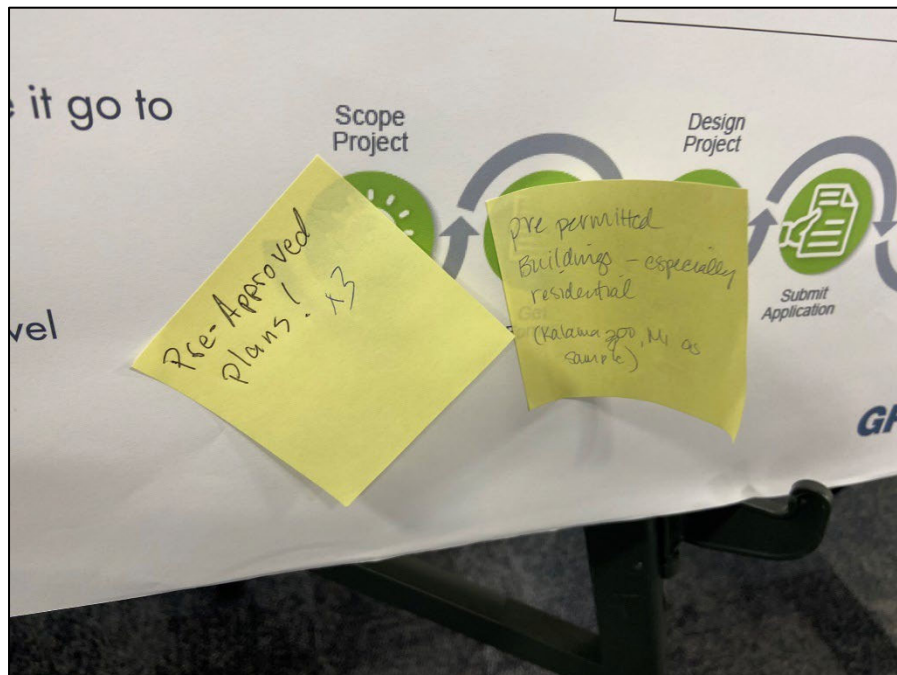
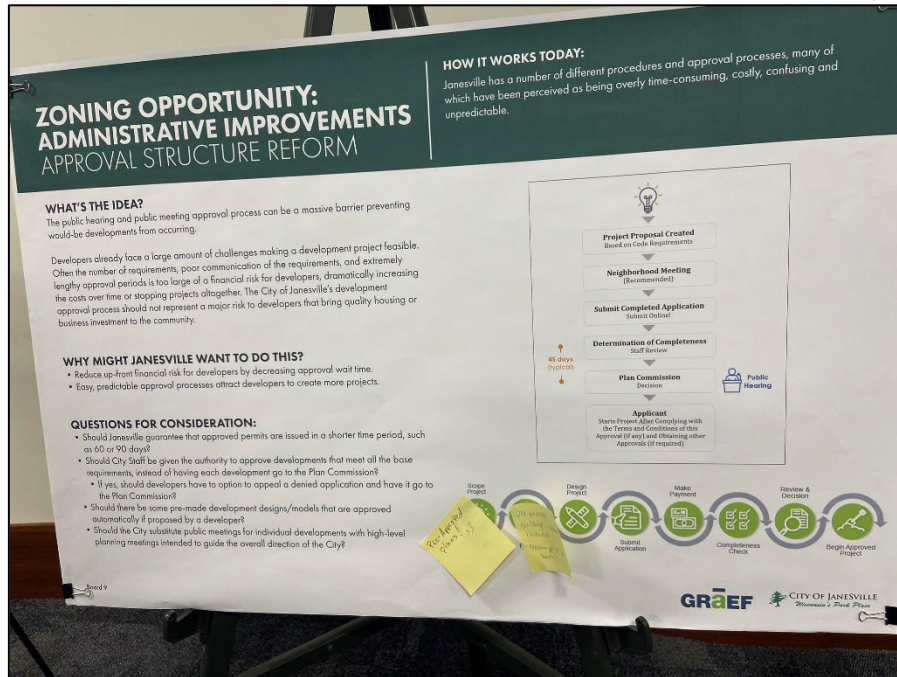
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**CHALLENGE EXISTING
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ALLOW MORE DUPLEXES
ALLOW MIXED
NO MORE LOTS
IN NEIGHBORHOODS**

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1-30 Site Plan
Plan of Ca



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.

Board 10

GRÄEF CITY OF JANESVILLE
Reinforce • Build Places

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?

Handwritten note on yellow sticky:
Create a new program using the form-based code to allow for more traditional, mixed-use neighborhoods. This will be a great way to promote walkability and reduce car-dependency.

HOW IT WORKS TODAY:
Janesville has Article 16 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, 500' front area ratio, setbacks, parking requirements, maximum building height, frequency of openings and surface articulation specified.

Zoning Design Guidelines

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

Form-Based Codes

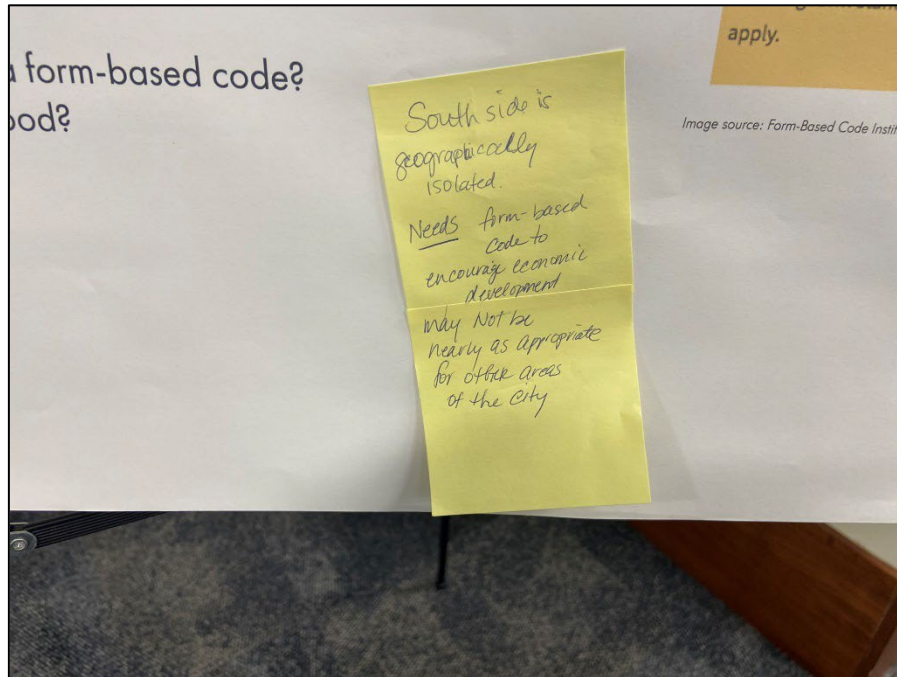
Street and building types (or mix of types), built-to-front, number of floors, and percentage of built-out frontage specified.

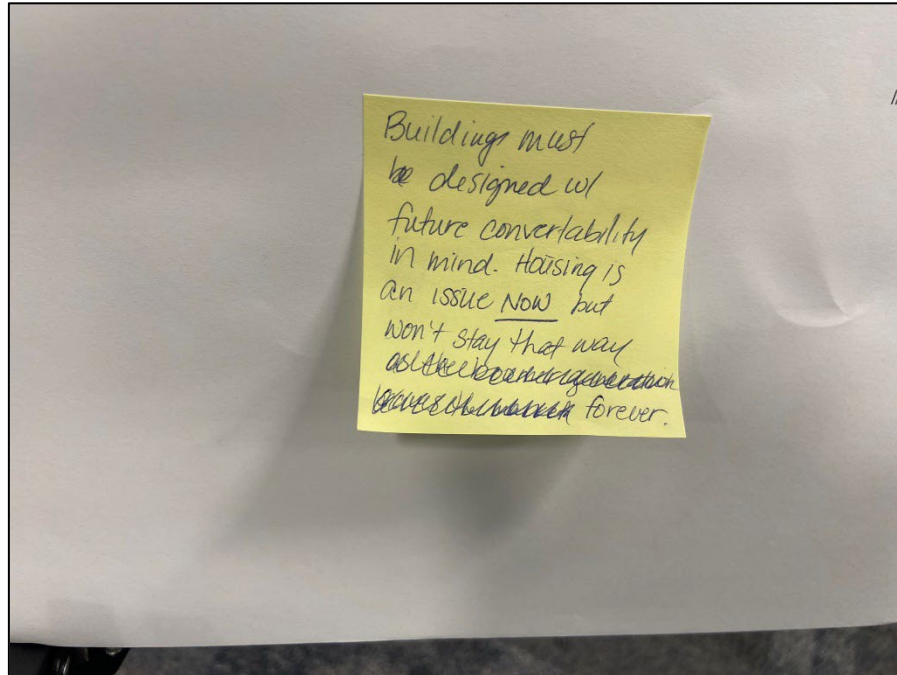
Five Main Elements of Form-Based Codes

- 1. Regulating Plan**
A plan or map that shows the location of the building, street, and other features that are regulated.
- 2. Public Standards**
Specifies minimum standards for the public, such as setbacks, height, area, and other features that are regulated.
- 3. Building Standards**
Regulations governing the building, such as setbacks, height, area, and other features that are regulated.
- 4. Administration**
A clearly defined and accountable organization and process to review projects.
- 5. Definitions**
Agreement to define the terms used in the code, such as setbacks, height, area, and other features that are regulated.

Image credit: from Rebuild Code, vol. 1

GRÄEF CITY OF JANESVILLE
Reinforce • Build Places





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 patterns can appear in the community. Alternative choices also provides more flexibility for developers to choose 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

Option A	Option B	Option C
10' Landscape Buffer	5' Landscape Buffer with Metal Fence	3' Tall Brick Wall with Landscape Islands

Example of possible parking lot screening requirements

Option A	Option B	Option C
Trees Every 10'	Trees Every 20' With Landscape Ends	Trees Every 60' With Landscape Islands

Example of possible landscape buffer/yard requirements

Option A	Option B	Option C
Trees Every 15' in a 10' Buffer	Trees Every 40' With Buffers Every 10'	Brushes Every 10' in a 5' Buffer

Board 12

GRÄEF CITY OF JANESVILLE
Blissman & Paul Place

