

Date: June 15, 2017
To: Wisconsin Rapids Planning Commission
From: Tim Schwecke, AICP
Subject: Wisconsin Rapids zoning code rewrite project

CIVITEK
CONSULTING

135 Milton Street
Lake Mills, WI 53551
920.728.2814

Our next meeting is scheduled for June 19, 2017. Please bring along your 3-ring binder, which I understand includes all of the updated sections.

We will review the first draft of Article 14 (Building Types) and Appendix D (Dimensional Standards), both of which are attached.

As you'll notice, we have not included the illustrations in this draft. Given the amount of work to create the images and the potential for revisions, we'll hold off until we have discussed the requirements.

The content in Article 14 is not currently found in the City's zoning code. This is all new so to speak and is intended to be a summary of key requirements.

Much of the content in Appendix D is in the City's zoning code, although the actual standards may have been revised. As noted, there are some new standards. We'll need to talk about those in particular.

Taken together, these two parts of the code dovetail nicely and are designed so that a person can print off the dimensional standards for a given district and the page with their proposed building type.

CHAPTER 11 – ZONING**ARTICLE 14
BUILDING TYPES****Sections**

11.14.01	Purpose
11.14.02	Applicability
11.14.03	Conflicts with district standards
11.14.04	Standards

11.14.01 Purpose

This article is established to promote the public health, safety, and welfare and is intended to accomplish the following purposes:

- (1) establish minimum requirements necessary to foster a suitable built environment;
- (2) ensure compatibility between different land uses and building forms;
- (3) encourage building forms that respect their context; and
- (4) encourage pedestrian movement by encouraging building forms that present an active face to the street.

A variety of building forms are defined to identify and establish basic design parameters for those buildings that may be appropriate in one or more zoning districts. Buildings types that are not included may be allowed if they meet the intent and other design standards of the zoning district where they would be located.

11.14.02 Applicability

The standards in this article apply to new buildings and to building additions that exceed 50 percent of the existing gross floor area. Such additions must comply with the design standards to the extent feasible, given the placement and design of the existing building.

11.14.03 Conflicts with district standards



























Where there is a conflict between the standards in this article and any general or specific standards, the latter standards shall prevail.

11.14.04 Standards

A variety of building forms are defined in this section to identify and establish basic design parameters for those buildings that may be appropriate in one or more zoning districts. Buildings types that are not included may be allowed if they meet the intent and other design standards of the zoning district where they would be located.

The illustrations included in this section are general in nature and may not be to scale or depict every applicable requirement.

Single-Family Dwelling

Building Setbacks	Illustration Symbol	
Front yard setback		Minimum distance set by zoning district in Appendix 
Side yard setback		Minimum distance set by zoning district in Appendix 
Rear yard setback		Minimum distance set by zoning district in Appendix 
Building Height		
Principal building		Maximum height set by zoning district in Appendix 
Accessory buildings		Maximum height set by zoning district in Appendix 
Coverage		
Building coverage		Maximum amount set by zoning district in Appendix 
Impervious surface		Maximum amount set by zoning district in Appendix 
Building Elements		
Entrance to dwelling unit		The front entrance to the building must face the street.
Allowable projections in a required setback area		Various building features may extend into setback areas as set forth in s. 11.06.106.
Garage		A two-car garage containing at least 400 square feet must be built at the same time the dwelling unit is being constructed. Such garage may be attached or detached.
Roof		The roof must have a minimum pitch of 4 to 12, except when a flat roof is integral to the architectural style of the dwelling. An overhang must extend at least 12 inches beyond the face of the exterior wall, except when integral to the architectural style of the dwelling (e.g., saltbox).
Materials		The roof must be covered with slate, concrete, clay, or ceramic tiles; wood shingles or shakes; or metal, fiberglass, or asphalt shingles; or standing seam panels. Exterior wall surfaces must be covered with stucco, wood siding, cement-fiber siding, vinyl siding, metal horizontal lap siding, wood shingles, or a masonry veneer. The Planning Commission may approve a special exception authorizing the use of an exterior material not specifically allowed.
Foundation		The building must be set on and anchored to a continuous permanent foundation that extends around its perimeter.
Living area		Minimum amount set by zoning district in Appendix 
Driveways and Parking		
Distance between driveway and property boundary line		Minimum distance set by zoning district in Appendix 
Distance between parking lot and property boundary line		Minimum distance set by zoning district in Appendix 

Notes:

1. Also see s.  for any additional requirements related to this specific building type.

graphic forthcoming

Two-Family Dwelling

Building Setbacks	Illustration Symbol	
Front yard setback	■	Minimum distance set by zoning district in Appendix ■
Side yard setback	■	Minimum distance set by zoning district in Appendix ■
Rear yard setback	■	Minimum distance set by zoning district in Appendix ■
Building Height		
Principal building	■	Maximum height set by zoning district in Appendix ■
Accessory buildings	■	Maximum height set by zoning district in Appendix ■
Coverage		
Building coverage	■	Maximum amount set by zoning district in Appendix ■
Impervious surface	■	Maximum amount set by zoning district in Appendix ■
Building Elements		
Entrance to dwelling unit	■	The front entrance to the building must face the street. If the building consists of two or more floors, the entrance to the second floor must be integral to the building's design. An exterior staircase is not acceptable.
Allowable projections in a required setback area	■	Various building features may extend into setback areas as set forth in s. 11.06.106.
Garage	■	A two-car garage containing at least 400 square feet must be built for each unit at the same time the dwelling units are being constructed. Such garage may be attached or detached.
Roof	■	The roof must have a minimum pitch of 4 to 12, except when a flat roof is integral to the architectural style of the dwelling. An overhang must extend at least 12 inches beyond the face of the exterior wall, except when integral to the architectural style of the dwelling (e.g., saltbox).
Materials	■	The roof must be covered with slate, concrete, clay, or ceramic tiles; wood shingles or shakes; or metal, fiberglass, or asphalt shingles; or standing seam panels. Exterior wall surfaces must be covered with stucco, wood siding, cement-fiber siding, vinyl siding, metal horizontal lap siding, wood shingles, or a masonry veneer. The Planning Commission may approve a special exception authorizing the use of an exterior material not specifically allowed.
Foundation	■	The building must be set on and anchored to a continuous permanent foundation that extends around its perimeter.
Driveways and Parking		
Distance between driveway and property boundary line	■	Minimum distance set by zoning district in Appendix ■
Distance between parking lot and property boundary line	■	Minimum distance set by zoning district in Appendix ■

Notes:

1. Also see s. ■ for any additional requirements related to this specific building type.

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Twin Home

Building Setbacks	Illustration Symbol	
Front yard setback	■	Minimum distance set by zoning district in Appendix ■
Side yard setback	■	Minimum distance set by zoning district in Appendix ■
Rear yard setback	■	Minimum distance set by zoning district in Appendix ■
Building Height		
Principal building	■	Maximum height set by zoning district in Appendix ■
Accessory buildings	■	Maximum height set by zoning district in Appendix ■
Coverage		
Building coverage	■	Maximum amount set by zoning district in Appendix ■
Impervious surface	■	Maximum amount set by zoning district in Appendix ■
Building Elements		
Entrance to dwelling unit	■	The front entrance to the building must face the street.
Allowable projections in a required setback area	■	Various building features may extend into setback areas as set forth in s. 11.06.106.
Garage	■	A two-car garage containing at least 400 square feet must be built at the same time the dwelling unit is being constructed. Such garage may be attached or detached.
Roof	■	The roof must have a minimum pitch of 4 to 12, except when a flat roof is integral to the architectural style of the dwelling. An overhang must extend at least 12 inches beyond the face of the exterior wall, except when integral to the architectural style of the dwelling (e.g., saltbox).
Materials	■	The roof must be covered with slate, concrete, clay, or ceramic tiles; wood shingles or shakes; or metal, fiberglass, or asphalt shingles; or standing seam panels. Exterior wall surfaces must be covered with stucco, wood siding, cement-fiber siding, vinyl siding, metal horizontal lap siding, wood shingles, or a masonry veneer. The Planning Commission may approve a special exception authorizing the use of an exterior material not specifically allowed.
Foundation	■	The building must be set on and anchored to a continuous permanent foundation that extends around its perimeter.
Driveways and Parking		
Distance between driveway and property boundary line	■	Minimum distance set by zoning district in Appendix ■
Distance between parking lot and property boundary line	■	Minimum distance set by zoning district in Appendix ■

Notes:

1. Also see s. ■ for any additional requirements related to this specific building type.

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Townhouse

Building Setbacks	Illustration Symbol	
Front yard setback	■	Minimum distance set by zoning district in Appendix ■
Side yard setback	■	Minimum distance set by zoning district in Appendix ■
Rear yard setback	■	Minimum distance set by zoning district in Appendix ■
Building Height		
Principal building	■	Maximum height set by zoning district in Appendix ■
Accessory buildings	■	Maximum height set by zoning district in Appendix ■
Coverage		
Building coverage	■	Maximum amount set by zoning district in Appendix ■
Impervious surface	■	Maximum amount set by zoning district in Appendix ■
Building Elements		
Entrance to dwelling unit	■	The front entrance to each dwelling unit must face the street or a courtyard of sufficient size. Such entrances must be accentuated by a porch or other architectural feature.
Allowable projections in a required setback area	■	Various building features may extend into setback areas as set forth in s. 11.06.106.
Garage	■	A two-car garage containing at least 400 square feet must be built for each dwelling unit at the same time the townhouse is being constructed. Such garage may be attached or detached.
Vertical off-sets	■	When a building includes 5 or more dwelling units, there must be a vertical offset of at least 2 feet between each adjoining dwelling unit.
Driveways and Parking		
Distance between driveway and property boundary line	■	Minimum distance set by zoning district in Appendix ■
Distance between parking lot and property boundary line	■	Minimum distance set by zoning district in Appendix ■

Notes:

1. Also see s. ■ for any additional requirements related to this specific building type.
2. Also see Division 6 and 7 in Article 6 for general site design principles and architectural standards that may apply.

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Multi-Family

Building Setbacks	Illustration Symbol	
Front yard setback	■	Minimum distance set by zoning district in Appendix ■
Side yard setback	■	Minimum distance set by zoning district in Appendix ■
Rear yard setback	■	Minimum distance set by zoning district in Appendix ■
Building Height		
Principal building	■	Maximum height set by zoning district in Appendix ■
Accessory buildings	■	Maximum height set by zoning district in Appendix ■
Coverage		
Building coverage	■	Maximum amount set by zoning district in Appendix ■
Impervious surface	■	Maximum amount set by zoning district in Appendix ■
Building Elements		
Entrance to dwelling unit	■	The front entrance to each dwelling unit must face the street or a courtyard of sufficient size. Such entrances must be accentuated by a porch or other architectural feature.
Allowable projections in a required setback area	■	Various building features may extend into setback areas as set forth in s. 11.06.106.
Garage	■	A two-car garage containing at least 400 square feet must be built for each dwelling unit at the same time the townhouse is being constructed. Such garage may be attached or detached.
Driveways and Parking		
Distance between driveway and property boundary line	■	Minimum distance set by zoning district in Appendix ■
Distance between parking lot and property boundary line	■	Minimum distance set by zoning district in Appendix ■

Notes:

1. Also see s. ■ for any additional requirements related to this specific building type.
2. Also see Division ■ and ■ in Article ■ for general site design principles and architectural standards that may apply.

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Institutional

Building Setbacks	Illustration Symbol	
Front yard setback	■	Minimum distance set by zoning district in Appendix ■
Side yard setback	■	Minimum distance set by zoning district in Appendix ■
Rear yard setback	■	Minimum distance set by zoning district in Appendix ■
Building Height		
Principal building	■	Maximum height set by zoning district in Appendix ■
Accessory buildings	■	Maximum height set by zoning district in Appendix ■
Coverage		
Building coverage	■	Maximum amount set by zoning district in Appendix ■
Impervious surface	■	Maximum amount set by zoning district in Appendix ■
Building Elements		
Entrance to dwelling unit	■	The front entrance must face the street or a courtyard of sufficient size. Such entrances must be accentuated by an architectural feature.
Allowable projections in a required setback area	■	Various building features may extend into setback areas as set forth in s. 11.06.106.
Driveways and Parking		
Distance between driveway and property boundary line	■	Minimum distance set by zoning district in Appendix ■
Distance between parking lot and property boundary line	■	Minimum distance set by zoning district in Appendix ■

Notes:

1. Also see Division 6 and 7 in Article 6 for general site design principles and architectural standards that may apply.

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Commercial























Building Setbacks	Illustration Symbol	
Front yard setback	■	Minimum distance set by zoning district in Appendix
Side yard setback	■	Minimum distance set by zoning district in Appendix
Rear yard setback	■	Minimum distance set by zoning district in Appendix
Building Height		
Principal building	■	Maximum height set by zoning district in Appendix
Accessory buildings	■	Maximum height set by zoning district in Appendix
Coverage		
Building coverage	■	Maximum amount set by zoning district in Appendix
Impervious surface	■	Maximum amount set by zoning district in Appendix
Building Elements		
Entrance to dwelling unit	■	The front entrance must face the street or a courtyard of sufficient size. Such entrances must be accentuated by an architectural feature.
Allowable projections in a required setback area	■	Various building features may extend into setback areas as set forth in s. 11.06.106.
Driveways and Parking		
Distance between driveway and property boundary line	■	Minimum distance set by zoning district in Appendix
Distance between parking lot and property boundary line	■	Minimum distance set by zoning district in Appendix

Notes:

1. Also see Division 6 and 7 in Article 6 for general site design principles and architectural standards that may apply.

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Work/live

Building Setbacks	Illustration Symbol	
Front yard setback		Minimum distance set by zoning district in Appendix 
Side yard setback		Minimum distance set by zoning district in Appendix 
Rear yard setback		Minimum distance set by zoning district in Appendix 
Building Height		
Principal building		Maximum height set by zoning district in Appendix 
Accessory buildings		Maximum height set by zoning district in Appendix 
Coverage		
Building coverage		Maximum amount set by zoning district in Appendix 
Impervious surface		Maximum amount set by zoning district in Appendix 
Building Elements		
Entrance to dwelling unit		The front entrance must face the street or a courtyard of sufficient size. Such entrances must be accentuated by an architectural feature.
Allowable projections in a required setback area		Various building features may extend into setback areas as set forth in s. 11.06.106.
Garage		A two-car garage containing at least 400 square feet must be built for each dwelling unit at the same time the work/live project is being constructed. Such garage may be attached or detached.
Vertical off-sets		When a building includes 5 or more dwelling units, there must be a vertical offset of at least 2 feet between each adjoining dwelling unit.
Driveways and Parking		
Distance between driveway and property boundary line		Minimum distance set by zoning district in Appendix 
Distance between parking lot and property boundary line		Minimum distance set by zoning district in Appendix 

Notes:

1. Also see Division  and  in Article  for general site design principles and architectural standards that may apply.

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Industrial

Building Setbacks	Illustration Symbol	
Front yard setback	■	Minimum distance set by zoning district in Appendix ■
Side yard setback	■	Minimum distance set by zoning district in Appendix ■
Rear yard setback	■	Minimum distance set by zoning district in Appendix ■
Building Height		
Principal building	■	Maximum height set by zoning district in Appendix ■
Accessory buildings	■	Maximum height set by zoning district in Appendix ■
Coverage		
Building coverage	■	Maximum amount set by zoning district in Appendix ■
Impervious surface	■	Maximum amount set by zoning district in Appendix ■
Building Elements		
Allowable projections in a required setback area	■	Various building features may extend into setback areas as set forth in s. 11.06.106.
Driveways and Parking		
Distance between driveway and property boundary line	■	Minimum distance set by zoning district in Appendix ■
Distance between parking lot and property boundary line	■	Minimum distance set by zoning district in Appendix ■

Notes:

1. Also see Division 6 and 7 in Article 8 for general site design principles and architectural standards that may apply.

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Parking Structure

Building Setbacks	Illustration Symbol	
Front yard setback	■	Minimum distance set by zoning district in Appendix ■
Side yard setback	■	Minimum distance set by zoning district in Appendix ■
Rear yard setback	■	Minimum distance set by zoning district in Appendix ■
Building Height		
Principal building	■	Maximum height set by zoning district in Appendix ■
Coverage		
Building coverage	■	Maximum amount set by zoning district in Appendix ■
Impervious surface	■	Maximum amount set by zoning district in Appendix ■
Building Elements		
Integration of liner businesses and similar uses at street level	■	The Planning Commission may require liner businesses and/or other similar businesses along major streets when necessary to continue the pedestrian feel. The minimum width of such units is 16 feet.
Upper floor treatments	■	The Planning Commission may require treatments on the exterior to mask the appearance of any side. Examples of such treatments include _____.
Vehicle entrances	■	Vehicle entrances must be designed and located to minimize interference with pedestrian movement.
Driveways and Parking		
Distance between driveway and property boundary line	■	Minimum distance set by zoning district in Appendix ■
Distance between parking lot and property boundary line	■	Minimum distance set by zoning district in Appendix ■

Notes:

1. Also see Division 6 and 7 in Article 6 for general site design principles and architectural standards that may apply.

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Draft 1.0

Summary of Reviews and Revisions (This table is to be removed upon adoption.)

- The consultant prepared draft 1.0.
- The Planning Commission reviewed draft 1.0 on June 19, 2017.

**Appendix D
Zoning Districts and Dimensional Standards**

Rural Residential (RR) district

Description: This district is intended to accommodate single-family dwellings on larger lots, limited agricultural uses, and other compatible land uses.

Land Uses: Those land uses that are permitted by right and as a conditional use are listed in Appendix A.

Dimensional Standards:

Lot Standards	Additional Details	Illustration Symbol	
Lot area, minimum	s. 11.06.102	■	5 acres
Lot width, minimum	s. 11.06.103	■	250 feet (verify)
Street frontage, minimum (new)	s. 11.06.104	■	100 feet (verify)
Water frontage, minimum (new)	s. 11.06.105	■	250 feet
Building Setbacks			
Front yard setback, minimum [1,2]	s. 11.06.106	■	35 feet
Side yard setback, minimum	s. 11.06.106	■	25 feet (verify)
Rear yard setback, minimum	s. 11.06.106	■	25 feet (verify)
Building Standards			
Building height, maximum	s. 11.06.108	■	2 stories, but not more than 35 feet for principal buildings; 1 story, but not more than 18 feet for detached accessory buildings
Building coverage, maximum	s. 11.06.109	■	20 percent
Residential floor area, minimum (new)	s. 11.06.111	■	-let's discuss-
Floor area of attached garage, maximum (new)	s. 11.06.112	■	50 percent of ground floor living area
Number of detached accessory buildings, maximum	s. 11.06.115	■	2
Other			
Distance between driveway and property boundary line, minimum	-	■	25 feet (verify)

Notes:

1. If a lot is 1.0 acres or larger and abuts the right-of-way line of an expressway, primary arterial, or standard arterial, the front yard setback for principal buildings constructed after September 1, 1995 is 75 feet.
2. If a lot is 1.0 acres or larger and abuts the right-of-way line of an expressway the setback for a detached accessory building constructed after September 1, 1995 is 35 feet or if abutting a primary arterial or standard arterial, the setback is 25 feet if constructed after September 1, 1995.














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Residential, One-family (R-1) district

Description: This district is intended to accommodate single-family dwellings along with compatible community and civic uses.

Land Uses: Those land uses that are permitted by right and as a conditional use are listed in Appendix A.

Dimensional Standards:

Lot Standards	Additional Details	Illustration Symbol	
Lot area, minimum	s. 11.06.102		10,000 sq. ft.
Lot width, minimum	s. 11.06.103		85 feet
Street frontage, minimum (new)	s. 11.06.104		50 sq. ft. (verify)
Water frontage, minimum (new)	s. 11.06.105		85 feet (verify)
Building Setbacks			
Front yard setback, minimum [1,2,3]	s. 11.06.106		25 feet for principal buildings; 5 feet behind the front face of the principal building for detached accessory buildings, but not less than 25 feet
Side yard setback, minimum [4]	s. 11.06.106		7 feet on one side and 10 feet on the other for principal buildings; 3 feet for detached accessory buildings
Rear yard setback, minimum	s. 11.06.106		20 percent of lot depth for principal buildings; 3 feet for detached accessory buildings without an alley; 5 feet for detached accessory buildings with an alley
Building Standards			
Building height, maximum	s. 11.06.108		2 stories, but not more than 30 feet for principal buildings; 1 story, but not more than 15 feet for detached accessory buildings
Building coverage, maximum	s. 11.06.109		30 percent for principal buildings; 20 percent of rear yard area, but not greater than 720 sq. ft. for detached accessory buildings
Residential floor area, minimum (new)	s. 11.06.111		- let's discuss -
Floor area of attached garage, maximum (new)	s. 11.06.112		50 percent of ground floor living area
Number of detached accessory buildings, maximum	s. 11.06.115		2
Other			
Distance between driveway and property boundary line, minimum	-		3 feet

Notes:

1. The minimum front yard setback may be less than or more than what is stated if setback averaging applies, but not less than 15 ft.
2. If a lot is 1.0 acres or larger and abuts the right-of-way line of an expressway, primary arterial, or standard arterial, the front yard setback for principal buildings constructed after September 1, 1995 is 75 feet.
3. If a lot is 1.0 acres or larger and abuts the right-of-way line of an expressway the setback for a detached accessory building constructed after September 1, 1995 is 35 feet or if abutting a primary arterial or standard arterial, the setback is 25 feet if constructed after September 1, 1995.
4. If the lot width for an existing lot is less than what is required, the side yard setback may be reduced proportionately to the ratio between the actual width and the required width, but not less than 75 percent of the required setback.














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Residential, One- and Two-family (R-2) district

Description: This district is intended to accommodate single-family dwellings and two-family dwellings along with compatible community and civic uses.

Land Uses: Those land uses that are permitted by right and as a conditional use are listed in Appendix A.

Dimensional Standards:

Lot Standards	Additional Details	Illustration Symbol	
Lot area, minimum	s. 11.06.102		7,500 sq. ft. for single-family; 10,000 sq. ft. for two-family
Lot width, minimum	s. 11.06.103		75 feet
Street frontage, minimum (new)	s. 11.06.104		50 sq. ft. for single-family(verify); 85 feet for two-family
Water frontage, minimum (new)	s. 11.06.105		75 feet (verify)
Building Setbacks			
Front yard setback, minimum [1,2,3]	s. 11.06.106		25 feet for principal buildings; 5 feet behind the front face of the principal building for detached accessory buildings, but not less than 25 feet
Side yard setback, minimum [4]	s. 11.06.106		7 feet on one side and 10 feet on the other for principal buildings; 3 feet for detached accessory buildings
Rear yard setback, minimum	s. 11.06.106		20 percent of lot depth for principal buildings; 3 feet for detached accessory buildings without an alley; 5 feet for detached accessory buildings with an alley
Building Standards			
Building height, maximum	s. 11.06.108		2 stories, but not more than 30 feet for principal buildings; 1 story, but not more than 15 feet for detached accessory buildings
Building coverage, maximum	s. 11.06.109		30 percent for principal buildings; 20 percent of rear yard area, but not greater than 720 sq. ft. for detached accessory buildings
Residential floor area, minimum (new)	s. 11.06.111		- let's discuss -
Floor area of attached garage, maximum (new)	s. 11.06.112		50 percent of ground floor living area
Number of detached accessory buildings, maximum	s. 11.06.115		2
Other			
Distance between driveway and property boundary line, minimum	-		3 feet

Notes:

1. The minimum front yard setback may be less than or more than what is stated if setback averaging applies, but not less than 15 ft.
2. If a lot is 1.0 acres or larger and abuts the right-of-way line of an expressway, primary arterial, or standard arterial, the front yard setback for principal buildings constructed after September 1, 1995 is 75 feet.
3. If a lot is 1.0 acres or larger and abuts the right-of-way line of an expressway the setback for a detached accessory building constructed after September 1, 1995 is 35 feet or if abutting a primary arterial or standard arterial, the setback is 25 feet if constructed after September 1, 1995.
4. If the lot width for an existing lot is less than what is required for a single-family, the side yard setback may be reduced proportionately to the ratio between the actual width and the required width, but not less than 75 percent of the required setback.















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Residential, Multi-family (R-3) district

Description: This district is intended to accommodate a range of higher density dwellings along with compatible community and civic uses.

Land Uses: Those land uses that are permitted by right and as a conditional use are listed in Appendix A.

Dimensional Standards:

Lot Standards	Additional Details	Illustration Symbol	
Lot area, minimum	s. 11.06.102		10,000 sq. ft. for two-family; 3,000 sq. ft. per dwelling unit for multi-family
Lot width, minimum	s. 11.06.103		75 feet for two-family; 120 feet for multi-family
Street frontage, minimum (new)	s. 11.06.104		50 sq. ft. for single-family(verify); 85 feet for two-family
Water frontage, minimum (new)	s. 11.06.105		75 feet (verify)
Building Setbacks			
Front yard setback, minimum [1,2,3]	s. 11.06.106		25 feet for principal buildings; 5 feet behind the front face of the principal building for detached accessory buildings, but not less than 25 feet
Side yard setback, minimum	s. 11.06.106		7 feet on one side and 10 feet on the other for principal buildings; 3 feet for detached accessory buildings
Rear yard setback, minimum	s. 11.06.106		20 percent of lot depth for principal buildings; 3 feet for detached accessory buildings without an alley; 5 feet for detached accessory buildings with an alley
Building Standards			
Building height, maximum	s. 11.06.108		2 stories, but not more than 30 feet for principal buildings; 1 story, but not more than 15 feet for detached accessory buildings
Building coverage, maximum	s. 11.06.109		30 percent for principal buildings; 20 percent of rear yard area, but not greater than 720 sq. ft. for detached accessory buildings
Residential floor area, minimum (new)	s. 11.06.111		- let's discuss -
Floor area of attached garage, maximum (new)	s. 11.06.112		50 percent of ground floor living area
Number of detached accessory buildings, maximum	s. 11.06.115		2
Other			
Distance between driveway and property boundary line, minimum	-		3 feet
Distance between parking lot and property boundary line, minimum	-		5 feet

Notes:

1. The minimum front yard setback may be less than or more than what is stated if setback averaging applies, but not less than 15 ft.
2. If a lot is 1.0 acres or larger and abuts the right-of-way line of an expressway, primary arterial, or standard arterial, the front yard setback for principal buildings constructed after September 1, 1995 is 75 feet.
3. If a lot is 1.0 acres or larger and abuts the right-of-way line of an expressway the setback for a detached accessory building constructed after September 1, 1995 is 35 feet or if abutting a primary arterial or standard arterial, the setback is 25 feet if constructed after September 1, 1995.














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Downtown Commercial (B-1) district

Description: This district is primarily intended to accommodate and create a high level of employment and business activity consisting of large- and small-scale uses. Smaller retail stores and specialty shops are common along with indoor attractions. Although professional services are allowed, they are less common. Sidewalk cafes are common during the warmer months of the year. The wide range of permissible uses and development standards are intended to provide significant incentives for infill development, redevelopment, and the continued economic viability of existing development. Residential uses can occur in this district primarily on the upper levels of buildings. Parking is available on the street and in nearby public parking lots and garages. There is a balanced mix of one and multi-story buildings.

Land Uses: Those land uses that are permitted by right and as a conditional use are listed in Appendix A.

Dimensional Standards:

Lot Standards	Additional Details	Illustration Symbol	
Lot area, minimum	s. 11.06.102		none
Lot width, minimum	s. 11.06.103		none
Street frontage, minimum (new)	s. 11.06.104		none
Water frontage, minimum (new)	s. 11.06.105		none
Building Setbacks			
Front yard setback, minimum	s. 11.06.106		none
Build to line, minimum			
Side yard setback, minimum	s. 11.06.106		none
Rear yard setback, minimum	s. 11.06.106		none
Building Standards			
Building height, maximum	s. 11.06.108		45 feet for principal buildings adjacent to a residential district; 60 feet for principal buildings not adjacent to a residential district; 15 feet for detached accessory buildings adjacent to a residential district; 2 stories for detached accessory buildings not adjacent to a residential district
Building coverage, maximum	s. 11.06.109		100 percent
Impervious surface, maximum	s. 11.06.110		100 percent
Other			
Distance between driveway and property boundary line, minimum	-		3 feet
Distance between parking lot and property boundary line, minimum	-		3 feet

Notes:

1. The minimum front yard setback may be less than or more than what is stated if setback averaging applies, but not less than 15 ft.
2. If a lot is 1.0 acres or larger and abuts the right-of-way line of an expressway, primary arterial, or standard arterial, the front yard setback for principal buildings constructed after September 1, 1995 is 75 feet.
3. If a lot is 1.0 acres or larger and abuts the right-of-way line of an expressway the setback for a detached accessory building constructed after September 1, 1995 is 35 feet or if abutting a primary arterial or standard arterial, the setback is 25 feet if constructed after September 1, 1995.














graphic forthcoming

Highway Commercial (B-2) district

Description: This district is primarily intended to accommodate a wide range of large- and small-scale commercial development along major arterials along with compatible community and civic uses.

Land Uses: Those land uses that are permitted by right and as a conditional use are listed in Appendix A.

Dimensional Standards:

Lot Standards	Additional Details	Illustration Symbol	
Lot area, minimum	s. 11.06.102		10,000 sq. ft. (verify)
Lot width, minimum	s. 11.06.103		90 feet (verify)
Street frontage, minimum (new)	s. 11.06.104		75 feet (verify)
Water frontage, minimum (new)	s. 11.06.105		none
Building Setbacks			
Front yard setback, minimum	s. 11.06.106		25 feet for principal buildings; 15 feet for detached accessory buildings
Side yard setback, minimum	s. 11.06.106		20 feet for principal buildings; 10 feet for detached accessory buildings
Rear yard setback, minimum	s. 11.06.106		20 feet for principal buildings; 10 feet for detached accessory buildings
Building Standards			
Building height, maximum	s. 11.06.108		35 feet for principal buildings adjacent to a residential district; 45 feet for principal buildings not adjacent to a residential district; 15 feet for detached accessory buildings
Building coverage, maximum	s. 11.06.109		60 percent (verify)
Impervious surface, maximum	s. 11.06.110		80 percent (verify)
Other			
Distance between driveway and property boundary line, minimum	-		3 feet
Distance between parking lot and property boundary line, minimum	-		3 feet if adjacent to non-residential; 10 feet if adjacent to residential
On-site parking in front of principal building, maximum (new)	-		35 percent (verify)

Notes:

1. The minimum front yard setback may be less than or more than what is stated if setback averaging applies, but not less than 15 ft.
2. If a lot is 1.0 acres or larger and abuts the right-of-way line of an expressway, primary arterial, or standard arterial, the front yard setback for principal buildings constructed after September 1, 1995 is 75 feet.
3. If a lot is 1.0 acres or larger and abuts the right-of-way line of an expressway the setback for a detached accessory building constructed after September 1, 1995 is 35 feet or if abutting a primary arterial or standard arterial, the setback is 25 feet if constructed after September 1, 1995.














graphic forthcoming

Mixed Use Commercial (B-5) district

Description: This district is intended to be applied exclusively to those areas depicted on the city's adopted land use plan map as "general mixed use." These areas have been determined, via the city's comprehensive master planning process, to potentially be appropriated for a variety of land uses given the character of the existing development pattern in the area, the proximity of the area to major transportation facilities, and the availability of blocks of land which are sufficiently large to allow for integrated, coordinated, comprehensive site planning and mixing of compatible, well-planned land uses.

Land Uses: Those land uses that are permitted by right and as a conditional use are listed in Appendix A.

Dimensional Standards:

Lot Standards	Additional Details	Illustration Symbol	
Lot area, minimum	s. 11.06.102		20,000 sq. ft. (verify)
Lot width, minimum	s. 11.06.103		120 feet (verify)
Street frontage, minimum (new)	s. 11.06.104		100 feet (verify)
Water frontage, minimum (new)	s. 11.06.105		none
Building Setbacks			
Front yard setback, minimum	s. 11.06.106		25 feet for principal buildings; 15 feet for detached accessory buildings
Side yard setback, minimum	s. 11.06.106		20 feet for principal buildings; 10 feet for detached accessory buildings
Rear yard setback, minimum	s. 11.06.106		20 feet for principal buildings; 10 feet for detached accessory buildings
Building Standards			
Building height, maximum	s. 11.06.108		35 feet for principal buildings adjacent to a residential district; 45 feet for principal buildings not adjacent to a residential district, or 3 stories whichever is less; 15 feet for detached accessory buildings
Building coverage, maximum	s. 11.06.109		50 percent (verify)
Impervious surface, maximum	s. 11.06.110		75 percent (verify)
Other			
Distance between driveway and property boundary line, minimum	-		3 feet
Distance between parking lot and property boundary line, minimum	-		3 feet if adjacent to non-residential; 10 feet if adjacent to residential
On-site parking in front of principal building, maximum (new)	-		25 percent (verify)

Notes:

1. The minimum front yard setback may be less than or more than what is stated if setback averaging applies, but not less than 15 ft.
2. If a lot is 1.0 acres or larger and abuts the right-of-way line of an expressway, primary arterial, or standard arterial, the front yard setback for principal buildings constructed after September 1, 1995 is 75 feet.
3. If a lot is 1.0 acres or larger and abuts the right-of-way line of an expressway the setback for a detached accessory building constructed after September 1, 1995 is 35 feet or if abutting a primary arterial or standard arterial, the setback is 25 feet if constructed after September 1, 1995.













graphic forthcoming

General Industrial (M-1) district

Description: This district is intended to accommodate industrial, manufacturing, and storage where most of the activities are conducted within an enclosed building. Compatible community and civic uses are also allowed.

Land Uses: Those land uses that are permitted by right and as a conditional use are listed in Appendix A.

Dimensional Standards:

Lot Standards	Cross Reference	Illustration Symbol	
Lot area, minimum	s. 11.06.102		40,000 sq. ft. (verify)
Lot width, minimum	s. 11.06.103		150 feet (verify)
Street frontage, minimum	s. 11.06.104		100 feet (verify)
Water frontage, minimum	s. 11.06.105		none
Building Setbacks			
Front yard setback, minimum	s. 11.06.106		50 feet
Side yard setback, minimum	s. 11.06.106		25 feet
Rear yard setback, minimum	s. 11.06.106		25 feet
Building Standards			
Building height, maximum	s. 11.06.108		45 feet; 65 feet as approved as a special exception (verify)
Building coverage, maximum	s. 11.06.109		70 percent (verify)
Impervious surface, maximum	s. 11.06.110		90 percent (verify)
Other			
Distance between driveway and property boundary line, minimum	-		3 feet
Distance between parking lot and property boundary line, minimum	-		5 feet if adjacent to non-residential; 10 feet if adjacent to residential

Notes:













graphic forthcoming

Heavy Industrial (M-2) district

Description: This district is intended to accommodate industrial, manufacturing, and storage uses where some or all the activities are conducted outside of an enclosed building. Compatible community and civic uses may also be allowed.

Land Uses: Those land uses that are permitted by right and as a conditional use are listed in Appendix A.

Dimensional Standards:

Lot Standards	Cross Reference	Illustration Symbol	
Lot area, minimum	s. 11.06.102		40,000 sq. ft. (verify)
Lot width, minimum	s. 11.06.103		150 feet (verify)
Street frontage, minimum	s. 11.06.104		100 feet (verify)
Water frontage, minimum	s. 11.06.105		none
Building Setbacks			
Front yard setback, minimum	s. 11.06.106		50 feet
Side yard setback, minimum	s. 11.06.106		25 feet
Rear yard setback, minimum	s. 11.06.106		25 feet
Building Standards			
Building height, maximum	s. 11.06.108		45 feet; 65 feet as approved as a special exception (verify)
Building coverage, maximum	s. 11.06.109		70 percent (verify)
Impervious surface, maximum	s. 11.06.110		90 percent (verify)
Other			
Distance between driveway and property boundary line, minimum	-		3 feet
Distance between parking lot and property boundary line, minimum	-		5 feet if adjacent to non-residential; 10 feet if adjacent to residential

Notes:













graphic forthcoming

Conservancy (C-1) district

Description: The C-1 conservancy district is intended to include those lands considered wetlands, marshlands, swamps, 100-year floodplains, and other environmentally sensitive areas. Given the various development constraints associated with these lands, development is restricted to land uses compatible with these constraints.

Land Uses: Those land uses that are permitted by right and as a conditional use are listed in Appendix A.

Dimensional Standards:

Lot Standards	Cross Reference	Illustration Symbol	
Lot area, minimum	s. 11.06.102		none
Lot width, minimum	s. 11.06.103		none
Street frontage, minimum	s. 11.06.104		none
Water frontage, minimum	s. 11.06.105		none
Building Setbacks			
Front yard setback, minimum	s. 11.06.106		50 feet
Side yard setback, minimum	s. 11.06.106		25 feet
Rear yard setback, minimum	s. 11.06.106		25 feet
Building Standards			
Building height, maximum	s. 11.06.108		35 feet for principal buildings; 15 feet for detached accessory buildings
Building coverage, maximum	s. 11.06.109		15 percent (verify)
Impervious surface, maximum	s. 11.06.110		25 percent (verify)
Other			
Distance between driveway and property boundary line, minimum	-		3 feet
Distance between parking lot and property boundary line, minimum	-		5 feet if adjacent to non-residential; 10 feet if adjacent to residential

Notes:

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Summary of Reviews and Revisions (This table is to be removed upon adoption.)

- The consultant prepared draft 1.0.
- The Planning Commission reviewed draft 1.0 on June 19, 2017.