



**PLEASE NOTE
LOCATION OF
MEETING**

City of Onalaska Meeting Notice

COMMITTEE/BOARD: Joint Plan Commission and Common Council
DATE OF MEETING: December 18, 2019 (Wednesday)
PLACE OF MEETING: Onalaska Omni Center – 255 Riders Club Road
TIME OF MEETING: 5:15 P.M.

1. Call to Order and Roll Call
2. Public Input (limited to 3 minutes per individual).

Consideration and possible action on the following items:

3. Presentation and Discussion on Draft 1 of the new 2020 Unified Development Code / Zoning Code – A digital copy of Draft 1 can be found using the following link: <https://tinyurl.com/OnalaskaUDC>
4. Adjournment

NOTICES MAILED TO:

*Mayor Joe Chilsen
*Ald. Tom Smith
*Ald. Jim Olson
*Ald. Dan Stevens
*Vacant
*Ald. Diane Wulf
*Ald. Kim Smith
City Attorney City Administrator
Dept Heads La Crosse Tribune
Coulee Courier
WKTY WLXR WLAX WKBT WXOW

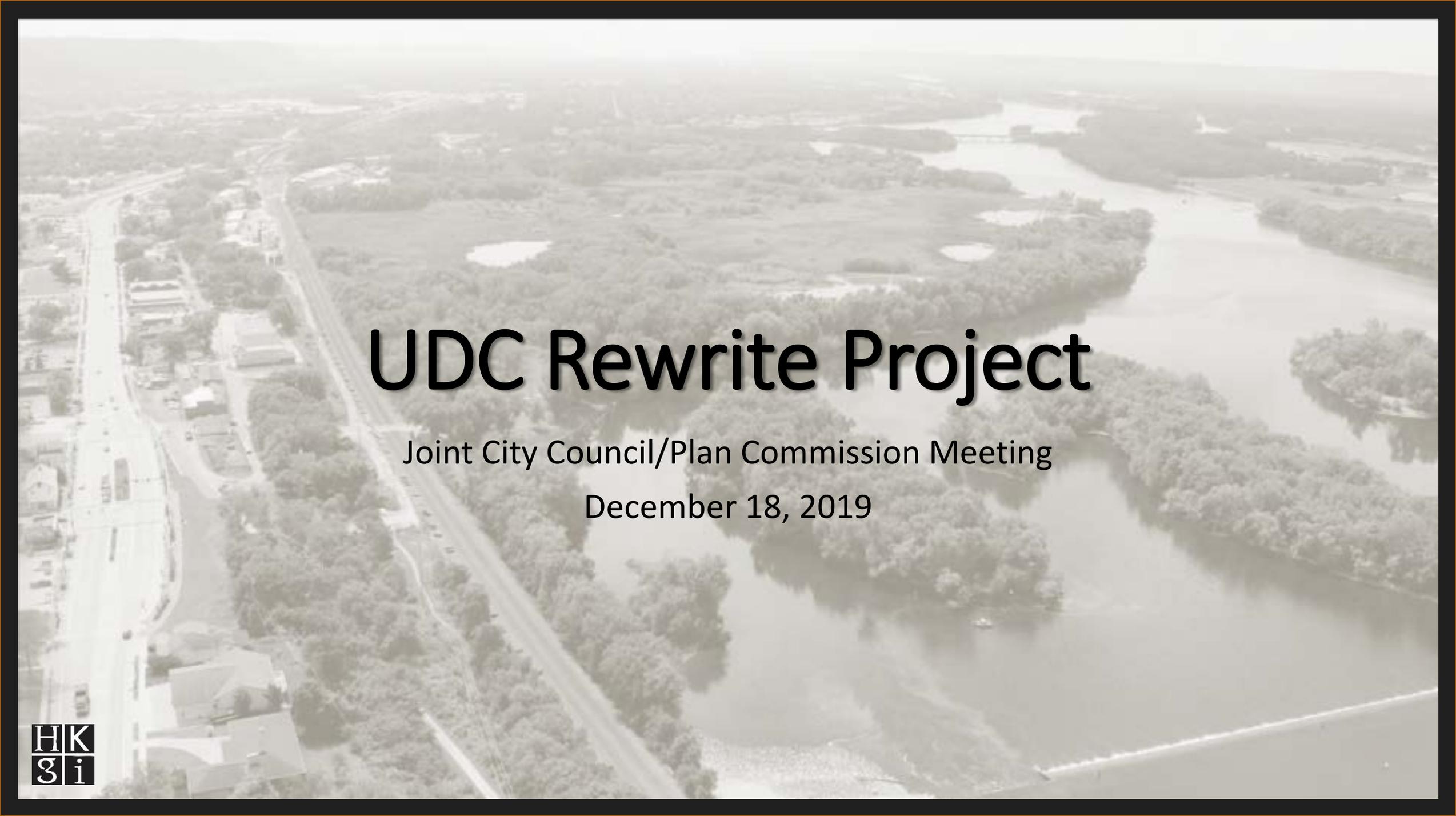
Plan Commission Members
*Jan Brock
*Craig Breitsprecher
*Knut Temte
*Jenny Akins
*Parks & Rec Chair - Steven Nott

Onalaska Public Library Onalaska Omni Center

*Committee Members

Date Mailed & Posted: 12-11-19

In compliance with the Americans with Disabilities Act of 1990, the City of Onalaska will provide reasonable accommodations to qualified individuals with a disability to ensure equal access to public meetings provided notification is given to the City Clerk within seventy-two (72) hours prior to the public meeting and that the requested accommodation does not create an undue hardship for the City.

An aerial photograph of a river winding through a lush, green landscape. The river is the central focus, with dense trees and vegetation on both banks. In the lower-left corner, there are some buildings and a road. The overall scene is bright and clear, with a slight haze in the distance. The text is overlaid in the center of the image.

UDC Rewrite Project

Joint City Council/Plan Commission Meeting

December 18, 2019

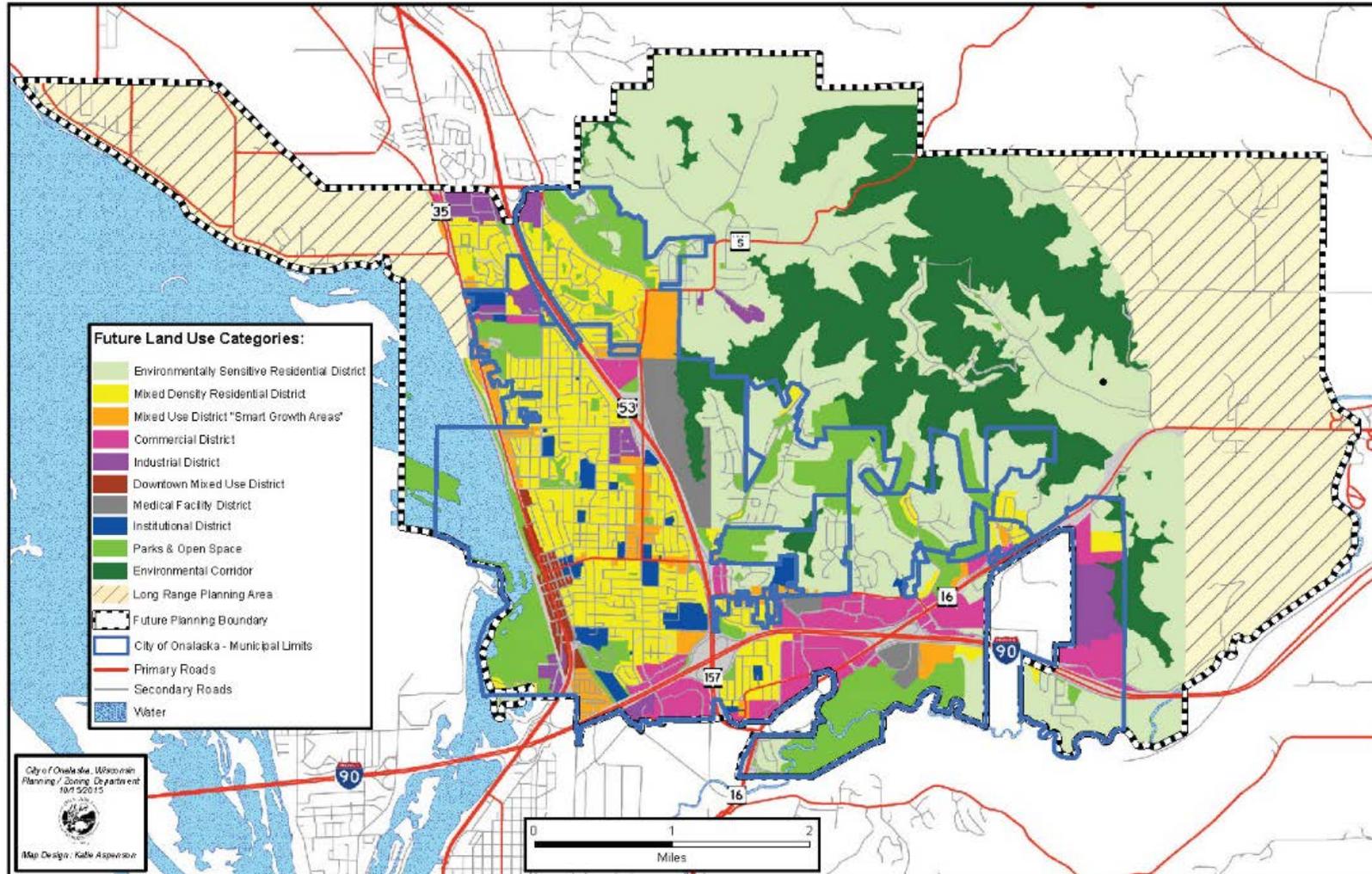
Agenda

- Goals for UDC Improvements
- Zoning Districts – New, Updated, and Eliminated
- Zoning Map
- Uses Tables – Principal & Accessory
- Use Specific Standards
- Lot and Site Dimensions
- Form Based Standards
- General Development Standards
- Development Procedures

Goals for UDC Improvements

- Reorganize and update the UDC to make it easier to understand and use
- Implement the 2016 Comprehensive Plan
- Implement the two Redevelopment Plans (Downtown and State Road 16 Corridor)
- Evaluate and update all zoning districts and the Zoning Map
- Improve the UDC and zoning maps as tools for expanding housing development options
- Modernize development standards to achieve high-quality, context-sensitive projects
- Ensure the UDC meets WI State Statutes, particularly 2017 WI Act 67

2016 Comprehensive Plan



Future Land Use Categories

- Environmentally Sensitive Residential
- Mixed Density Residential
- Mixed Use "Smart Growth Areas"
- Commercial
- Industrial
- Downtown Mixed Use
- Medical Facility
- Institutional
- Parks & Open Space
- Environmental Corridor

2017 WI Act 67

Impacts on Cities

- A conditional use permit must be granted if an applicant meets or agrees to all of the conditions specified in the ordinance.
- Requirements/conditions for conditional use permits must be reasonable and, to the extent practicable, and measurable.
- Any condition specified in the ordinance must be related to the purpose of the ordinance and based on substantial evidence.
- Substantial evidence is defined as facts and information, not personal preferences or speculation.

2017 WI Act 67

City of Onalaska UDC Approach

- One of the primary intents of the city's UDC Rewrite project is to move away from conditional uses.
- Most of the conditional uses in the current UDC have been converted to either permitted uses or permitted uses with standards.
- For permitted uses with standards, use specific standards have been added rather than the more general conditions that are listed in the current UDC.

Structure of New UDC

- Chapter 1 Introductory Provisions
- Chapter 2 Zoning Districts
- Chapter 3 General Development Standards
- Chapter 4 Subdivision Standards
- Chapter 5 Administration and Procedures
- Chapter 6 Definitions

Structure of New UDC

Chapter 1 Introductory Provisions

- Authority
- Interpretation
- Official Map
- Administration

Chapter 2 Zoning Districts

- General Provisions
- Base Districts (Principal Uses, Accessory Uses, Lot and Site Dimensional Standards)
- Design Overlay Districts (PUD, D-PUD, D-RN, PCID, AOZD)
- Natural and Historic Resource Protection Overlay Districts (Floodplain, Bluffland, Shoreland, Wellhead, Historic)
- District Specific Standards (includes new form based design standards)
- Use Specific Standards

Goals for UDC Improvements

Chapter 3 General Development Standards

- Performance Standards
- Parking and Circulation
- Landscaping
- Fences and Hedges
- Screens and Buffers
- Tree Protection and Restoration

Goals for UDC Improvements

Chapter 4 Subdivision Standards

- Basic Subdivision Requirements
- Subdivision Design Standards
- Required Improvements

Chapter 5 Administration and Procedures

- General Provisions
- Site Related Procedures
- Subdivision Related Procedures
- Ordinance or Plan Amendments
- Impact Studies

Chapter 6 Definitions

- General Definitions
- Uses Definitions
- Floodplain Zone Definitions
- Airport Zone Definitions

Zoning Districts in New UDC

Base Zoning Districts

1. A-1 Agricultural District
2. R-1 Low Density Residential District
3. R-2 Low-Medium Density Residential District
4. R-3 Medium Density Residential District
5. R-4 High Density Residential District
6. R-MMH Manufactured & Mobile Home District
7. B-1 Neighborhood Business District
8. B-2 Community Business District
9. B-3 Regional Business District

Base Zoning Districts

10. MU-N Mixed Use Neighborhood District
11. MU-C Mixed Use Community District
12. MC Medical Campus District
13. I-1 Light Industrial District
14. I-2 Heavy Industrial District
15. P-1 Public and Semi-Public District
16. P-2 Park and Open Space District

Zoning Districts in New UDC

Design Overlay Zoning Districts

1. PUD Planned Unit Development Overlay District
2. D-RN Downtown Residential Neighborhood Overlay District
3. D-PUD Downtown Planned Unit Development Overlay District
4. PCID Planned Commercial Industrial Overlay District
5. AOZD La Crosse Municipal Airport Overlay Zoning District

Natural and Historic Resource Protection Overlay Zoning Districts

1. FP Floodplain Protection Overlay District
2. BP Bluffland Protection Overlay District
3. SP Shoreland Protection Overlay District
4. WP Wellhead Protection Overlay District
5. HP Historic Preservation Overlay District

Zoning Districts Changes

New Zoning Districts

- R-3 Middle Density Residential
- B-3 Regional Business
- MU-N Mixed Use Neighborhood
- MU-C Mixed Use Community
- P-1 Public and Semi-Public District
- P-2 Park and Open Space District

Public/Semipublic District Approach

Proposing the Addition of a P-2 District

- P-1 district will continue to allow recreational uses
- A new P-2 district will allow institutional uses
- P-2 district will have lot and site dimensional standards, which is missing from the P-1 district
- Places of worship, schools, government and cultural facilities would be rezoned to the P-2 district
- Sign regulations, which are moving out of the UDC, will be updated to have current P-1 regulations apply to the P-2 district

Zoning Districts Changes

Base Districts Eliminated

- R-160 Special Single Family Residential
- M-3/I-3 Heavy Industrial
- T-C Transitional Commercial/Business
- TMD Traditional/Mixed Neighborhood

Overlay Districts Eliminated

- TND Traditional Neighborhood Development
- CCD Conservation/Cluster Development
- EDA Economic Development Area

Base Districts Renamed

- M-1 and M-2 → I-1 and I-2

Zoning Districts in New UDC

- The **Floodplain Protection Overlay District** was updated to reflect the 2017 Wisconsin Department of Natural Resources Model Floodplain Ordinance for Wisconsin Communities.
- The **Bluffland Protection Overlay District** was modified and clarified to reflect direction established in the 2016 The Blufflands: A Plan for Conservation and Recreation throughout the La Crosse – La Crescent Region. The City of Onalaska is a member of the Blufflands Coalition established to implement this 2016 regional conservation plan.
- The **Wellhead Protection Overlay District** was retained and the need for a wellhead protection permit was clarified to ensure no new uses are established which could negatively impact the City's drinking water supply.
- A new **Shoreland Protection Overlay District** was developed to meet the Wisconsin Administrative Code's shoreland zoning laws, including recent changes from 2017.

Zoning District Purpose Statements

- A zoning ordinance best practice is to provide a brief explanation at the beginning of each zoning district's regulations that states the purpose/intent of that district. The purpose statements should clarify the general types of appropriate uses, character and applicable areas for each zoning district.
- Many of the current UDC's zoning districts do not have purpose statements. Purpose statements have been added for all districts, existing and new.
- Example:
 - **Mixed Use Community District (MU-C)** - The purpose of the MU-C Mixed Use Community District is to provide areas for the development and redevelopment of land based on the design principles of pedestrian-oriented mixed-use districts that integrate retail, services, entertainment, civic, institutional, residential, and small parks/plazas. This district is characterized by multi-story buildings, higher development densities, buildings located close to streets and sidewalks, and site and building design that create vibrant and unique places within the community.

Zoning District Purpose Statements

- **Medium Density Residential District (R-3)** - The purpose of the R-3 Medium Residential District is to accommodate a mixture of single-household housing types, including single-household dwellings, two-household dwellings, zero lot line dwellings, and attached townhouses and rowhouses (up to eight units per building).
- **Regional Business District (B-3) District** - The purpose of the B-3 Regional Business District is to accommodate large-scale commercial uses that benefit from access and visibility to major regional highways and are primarily intended to serve the regional market area.
- **Mixed Use Neighborhood District (MU-N)** - The purpose of the MU-N Mixed Use Neighborhood District is to provide areas for the development and redevelopment of land based on the design principles of traditional neighborhoods including a mix of complementary uses consisting of residential, commercial, civic, institutional, and open space uses in close proximity to each other; a mix of housing styles, types and sizes to accommodate households of all ages, sizes and incomes; compact and human scale design; an interconnected street system with sidewalks, bikeways, and transit access; retains existing buildings with historical or architectural features that enhance the community's visual character; and preserves and incorporates significant environmental features.

New Tables for Organizing Uses

- In the current UDC, allowed uses are listed in each zoning district. In addition, conditional uses and accessory uses are identified in completely separate sections from the zoning districts. As a result, there are inconsistencies, redundancies and gaps in how uses are defined and allowed across the 15 districts.
- By organizing all uses into a single table, the UDC is able to show all principal uses, all zoning districts, and what uses are allowed in each district in one place.
- The new UDC contains two uses tables – Principal Uses Table and Accessory Uses Table.
- For each district, the table identifies whether a use is Permitted (P), Permitted With Standards (PS), Conditional (C) or Prohibited (blank).

Principal Uses Table

Uses are organized into the following categories:

- Residential
 - Household Living
 - Group Living
 - Lodging
- Public, Social or Health Care
- Commercial
 - Food or Beverage Services
 - Retail Sales or Services
 - Business or Technical Services
- Industrial
- Arts, Entertainment or Recreation
- Natural Resources or Agriculture
- Transportation
- Utilities

P = Permitted PS = Permitted with Standards C = Conditional Blank Cell = Prohibited

Principal Use Type	Residential					Business			Mixed Use			Industrial		Agri-cultural	Public	
	R-1	R-2	R-3	R-4	R-MMH	B-1	B-2	B-3	MU-N	MU-C	MC	I-1	I-2	A-1	P-1	P-2
Dwelling, apartment mixed use							P	P	P	P						
Dwelling, live/work				P			P	P	P	P						
Dwelling, apartment				P					P	P						
Dwelling, senior independent living			PS	PS					PS	PS						
Existing Planned Residential Development			PS													
Existing residences			P	P		P	P	P	P	P						
Group Living																
Group home for adults	P	P	P	P					P							
Group home for foster children	P	P	P	P	P				P							
Senior care facility			PS	PS					PS	PS						
Lodging																
Bed and breakfast establishment	PS	PS				PS			PS							
Hotel or motel						P	P	P	P	P	P					
Public, Social or Health Care																
Cemetery																PS
Child care center, licensed group						PS	PS	PS	PS	PS	PS				PS	
Clinic, including medical, dental or therapeutic						P	P	P		P	P					
Club, lodge or meeting place of a non-commercial nature						P	P	P	P	P						
Correctional facility															P	
Day care center, adult						P	P	P	P	P	P				P	
Diagnostic or medical laboratory						P	P	P	P	P	P					
Funeral home or mortuary							PS	PS		PS						
Hospital											PS					
Inpatient nursing, supervision, and other rehabilitative services								P			P				P	
Municipal social, cultural, or recreational facility						P	P	P	P	P					P	
Municipal, county, state or federal administrative or services building						P	P	P	P	P	P				P	
Outpatient health care center							P	P			P					
Place of worship						PS	PS	PS	PS	PS	PS				PS	
School, college/university/trade/business						PS	PS	PS			PS				PS	
School, elementary or secondary						PS	PS	PS							PS	
Social assistance, welfare, or charitable services						P	P	P	P	P	P				P	
Commercial																
Food or Beverage Services																
Bar or drinking place						P	P	P	P	P						

Accessory Uses Table

Table 2. Accessory Uses Table

P = Permitted

PS = Permitted with Standards

C = Conditional

Blank Cell = Prohibited

Accessory Use	Residential					Business			Mixed Use			Industrial		Agri-cultural	Public	
	R-1	R-2	R-3	R-4	R-MMH	B-1	B-2	B-3	MU-N	MU-C	MC	I-1	I-2	A-1	P-1	P-2
Accessory dwelling unit	PS	PS	PS						PS							
Accessory structure	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS
Agriculture - keeping of bees	PS	PS	PS		PS				PS							
Agriculture - temporary or seasonal roadside stand						P	P	P	P	P				P	P	P
Billboard or outdoor advertising						PS	PS	PS				PS	PS	PS	PS	PS
Catering						P	P	P	P	P						
Central utility plant or electrical generator											PS	PS	PS			
Child care center, licensed family	PS	PS	PS	PS	PS				PS	PS						
Child care provider, certified family	P	P	P	P	P				P	P						
Clubhouse, banquet center															P	
Community garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Drive-through facility						PS	PS	PS	PS	PS	PS					
Farmstead dwelling														PS		
Food truck or cart						P	P	P	P	P	P	P			P	P
Garage sale	PS	PS	PS	PS	PS				PS	PS						
Helipad or helistop								PS			PS					
Home occupation	PS	PS	PS	PS	PS				PS	PS						
Mobile service support structure or facility	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Outdoor dining area						PS	PS	PS	PS	PS	PS				PS	PS
Outdoor sales area or tent						PS	PS	PS		PS		PS	PS		PS	PS
Outdoor display						PS	PS	PS		PS		PS	PS		PS	PS
Radio broadcast service facility or other non-mobile service telecommunication facility	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS
Radio or television antenna tower	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS
Residential swimming pool	PS	PS	PS	PS	PS				PS	PS						
Satellite television dish or earth station	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS
Short term vacation rental	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS					
Sign	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS
Solar panel	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Temporary tent, canopy, or similar membrane-material structure	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS
Wellness, fitness or exercise facility				P		P	P	P	P	P	P				P	P

New Tables for Organizing Dimensional Standards

- In the current UDC, dimensional standards are listed in each zoning district.
- By organizing all dimensional standards into two tables, the UDC is able to show all of these standards in one place that is easy to find and use.
- Shows minimum lot area and lot frontage standards for each district.
- Specific standards for new housing types have been added, such as duplexes and attached townhouses.
- Shows minimum yard setback standards – street (front), rear and side - for each district. Street (front) yard setback standards have both a minimum and maximum; minimums only for rear and side yard setbacks.
- Maximum building height standards for all districts.
- Minimum building width standards for residential districts.

Lot Dimension Standards Table

Table 3. Lot Dimension Standards Table

Zoning District	Use Type	Lot Area Minimum (sq. ft.)	Lot Frontage Minimum (ft.)
R-1 Low Density Residential	Single-family dwelling	7,200	70
	Other permitted/permitted with standard uses	10,000	100
R-2 Low-Medium Density Residential	Single-family dwelling	6,600	60
	Two-family dwelling/Duplex	7,700	70
	Zero lot line dwelling/Twino	7,700 total for both lots	35
	Other permitted/permitted with standard uses	10,000	100
R-3 Medium Density Residential	Single-family dwelling	6,000	60
	Two-family dwelling/Duplex	7,000	60
	Zero lot line dwelling/Twino	7,700 total for both lots	35
	Attached townhouse or rowhouse dwelling on individual lots	3,500 per lot	30
	Attached townhouse or rowhouse dwelling with common yard	3,000 for each unit, including each unit's portion of the common yard	90
	Apartment with residential support services	10,000; with minimum 2,000 SF per 1-BR unit, 2,500 SF per 2-BR unit, and 3,000 SF per 3-BR unit	100
R-4 High Density Residential	Other permitted/permitted with standard uses	10,000	100
	Attached townhouse or rowhouse dwelling on individual lots	3,500 per lot	30
	Attached townhouse or rowhouse dwelling with common yard	3,000 for each unit, including each unit's portion of the common yard	90
	Live/Work dwelling	10,000; with minimum 2,000 SF per 1-BR unit, 2,500 SF per 2-BR unit, and 3,000 SF per 3-BR unit	100
	Apartment dwelling		
	Apartment with residential support services		
Other permitted/permitted with standard uses	10,000	100	

Lot Dimensions – R-1 & R-2

Zoning District	Use Type	Existing Lot Area Minimum (sq. ft.)	Proposed Lot Area Minimum (sq. ft.)	Existing Lot Width Minimum (ft.)	Proposed Lot Width Minimum (ft.)
R-1 Low Density Residential	Single-family dwelling	7,200	7,200	70	70
	Other permitted/permitted with standard uses	7,200	10,000	70	100
R-2 Low-Medium Density Residential	Single-family dwelling	7,700	6,500	70	60
	Two-family dwelling/Duplex	7,700	7,700	70	70
	Zero lot line dwelling/Twindo	0	7,700 total for both lots	70	35
	Other permitted/permitted with standard uses	7,700	10,000	70	100

Site Dimension Standards Table

Table 4. Site Dimension Standards Table

Zoning District	Street Yard Setback (min. ft.)	Street Yard Setback (max. ft.)	Rear Yard Setback (min. ft.)	Side Yard Setback (min. ft.)	Building Width (min. ft.)	Building Height (max ft.)
R-1 Low Density Residential	25	40	30	6	20	35
		Cul de sac - 60				
R-2 Low-Medium Density Residential	25	40	30	6	20	35
		Cul de sac - 60				
R-3 Medium Density Residential	25	40	30	6	20	40
		Cul de sac - 60				
R-4 High Density Residential	25	40	30	10	20	60
R-MMH Manufactured and Mobile Home	40 minimum from all public ROW 10 minimum from any common area		10	10		
B-1 Neighborhood Business	None, 6 ft. if required		10	None, or 6 ft. if required		45
B-2 Community Business	None, 6 ft. if required		10	None, or 6 ft. if required		45
B-3 Regional Business	10		10	None, or 6 ft. if required		60
MU-N Mixed Use Neighborhood	None, 6 ft. if required	25	20	6		45
MU-C Mixed Use Community	None, 6 ft. if required	10	10	None, or 6 ft. if required		60
MC Medical Campus	20		20	20		100
I-1 Light Industrial	10		10	None, or 6 ft. if required		100
I-2 Heavy Industrial	10		10	None, or 6 ft. if required		100
A-1 Agricultural	50		10	50		50
P-1 Public and Semi-Public	20		20	20		45
P-2 Park and Open Space	None		10	10		

Site Dimensions – R-1 & R-2

Zoning District	Use Type	Street Yard Setback (min. ft)	Street Yard Setback (max. ft)	Rear Yard Setback (min. ft.)	Side Yard Setback (min. ft.)	Building Width (min. ft.)	Building Height (max ft.)	Notes
R-1 Low Density Residential	All uses	25	40	30	6	20	35	Street yard may be averaged between 2 abutting property street yard setbacks
			Cul de sac - 60					
R-2 Low-Medium Density Residential	Two-Family/ Duplex	25	40	30	10	20	35	Street yard may be averaged between 2 abutting property street yard setbacks
			Cul de sac - 60					
	Zero Lot Line/ Twindo	25	40	30	0 Common Lot Line & 10 Interior Lot Line	20	35	
			Cul de sac - 60					
	All uses	25	40	30	6	20	35	
			Cul de sac - 60					

District Form-Based Standards

In addition to the lot and site dimensional standards that are required in all districts, many cities also establish standards for higher density residential and mixed use districts that relate to the form of the buildings and their relationship to public spaces (streets, parks, plazas). These standards are often called form-based standards to differentiate them from use-based standards. In general, 4 types of form-based are proposed:

- Building siting (street frontage, off-street parking location)
- Building height (total building, per story)
- Building façade (articulation, transparency, materials)
- Building entries

District Form-Based Standards

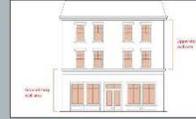
FORM BASED DESIGN STANDARDS FOR R-3 AND R-4 DISTRICTS

These design standards for buildings and sites would apply to all uses in the R-3 and R-4 districts. The new design standards generally fall into three (3) categories: Building Height, Building Façade, and Open Space.

BUILDING HEIGHT STANDARDS

1. Upper Stories Stepback

- a. A new building/addition that is more than one (1) story taller than directly adjacent buildings (non-historically designated) shall incorporate a minimum eight (8) feet stepback for the stories that are more than one (1) story above directly adjacent buildings. Upper Stories Stepback.



BUILDING FAÇADE STANDARDS

2. Façade Horizontal Articulation/Divisions

- a. A building façade fronting on a public street, park, or plaza shall have an architectural feature along the top of the ground story and along the bottom of the top story. A horizontal architectural feature is composed of a decorative, three-dimensional, horizontal element that projects out or is recessed in from the exterior façade of a building at least two (2) inches.



3. Façade Vertical Articulation/Divisions

- a. Any ground story façade fronting on a public street, park, or plaza that exceeds forty (40) feet in width shall be visually divided into smaller sections through articulation of the façade, every forty (40) feet at a minimum. Articulation techniques include vertical recesses or projections of the building façade, window bays, balconies, and changes in exterior materials.
- b. For upper stories, façade articulation shall occur for façades exceeding eighty (80) feet in width on a public street, park, or plaza, every eight (8) feet at a minimum.



4. Façade Transparency

- a. A residential building façade fronting on a public street, park, or plaza shall have a minimum transparency of twenty percent (20%).
- b. Side and rear façades, which are clearly visible from a public street, park, or plaza, shall have a minimum transparency of twelve percent (12%), unless otherwise prohibited by the city's Building Code.
- c. Blank wall areas fronting on a public street, park, or plaza shall not exceed a rectangular area greater than thirty percent (30%) of a story's façade, as measured from floor to floor, and shall not exceed a horizontal distance greater than fifteen (15) feet of a story's façade.

OPEN SPACE STANDARD

5. Building Entries

- a. A prominent entry is required on any building façade fronting on a public street, park, or plaza.

6. Common open space shall comprise a minimum of fifteen percent (15%) of the gross land acres and shall not include:

- i. Setback areas.
- ii. Street right-of-way.
- iii. Parking areas and driveways.
- iv. Building sites.
- v. Inaccessible stormwater pond.



UNIFIED DEVELOPMENT CODE / ZONING REWRITE PROJECT ONALASKA, WI

General Performance Standards - Parking

- Parking Spaces Table added with formatting that matches the Principal Use Table for easier navigation.
- Standards were added to reflect new uses included in the Principal Use Tables (for example – medical uses, child care centers).

Hotel or motel	1 space for each guest room, plus 1 space per every 3 employees
Tourist home	1 space per guest room
Public, Social, Healthcare	
Child care center, licensed group	1 space per employee on the maximum work shift, plus 1 space per every 10 children
Clinic, including medical, dental, or therapeutic	1 space per 250 square feet of gross floor area
Club, lodge, or meeting place of a non-commercial nature	1 space per every 4 persons of the maximum building occupancy
Correctional facility	1 space per employee on maximum work shift, plus 1 space per every 25 inmates
Day care center, adult	1 space per employee on the maximum work shift, plus 1 space per every 5 patients
Diagnostic or medical laboratory	1 space per 300 square feet of usable floor area
Funeral home, mortuary	1 space per 50 square feet of floor area in parlors or assembly rooms
Hospital	1 space per every 5 beds plus 1 space per every 3 employees
Inpatient nursing, supervision, and other rehabilitative services	1 space per every 5 beds plus 1 space per every 3 employees
Municipal social, cultural, or recreational facility	1 space per every 4 persons of the maximum building occupancy
Municipal, county, state or federal administrative or services building	1 space per 300 square feet of usable floor area
Outpatient health care center	1 space per 250 square feet of gross floor area
Place of worship	1 space per every 5 seats
School, college/university/trade/business	1 space per employee, plus 5 spaces per classroom
School, elementary	1 space per employee
School, secondary	1 space per employee, plus 5 spaces per classroom
Social assistance, welfare, or charitable services	1 space per 250 square feet of gross floor area
Commercial	
Animal/veterinary clinic or hospital	1 space per each examination and treatment room, plus 1 space per employee on the maximum work shift
Animal daycare center, kennel or shelter	1 space per 600 square feet of gross floor area
Automobile fueling and service station	1 space per 2 gas pumps
Automobile repair and service, minor	2 spaces per service bay, plus 1 per each employee
Automobile repair and service, major	2 spaces per service bay, plus 1 per each employee
Automobile sales, leasing and service	1 space per 1,000 square feet of gross floor area for indoor display area and 1 space per 5,000 square feet for outdoor display area

General Performance Standards - Parking

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Tourist home	1 space per guest room
Public, Social, Healthcare	
Child care center, licensed group	1 space per employee on the maximum work shift, plus 1 space per every 10 children
Clinic, including medical, dental, or therapeutic	1 space per 250 square feet of gross floor area
Club, lodge, or meeting place of a non-commercial nature	1 space per every 4 persons of the maximum building occupancy
Correctional facility	1 space per employee on maximum work shift, plus 1 space per every 25 inmates
Day care center, adult	1 space per employee on the maximum work shift, plus 1 space per every 5 patients
Diagnostic or medical laboratory	1 space per 300 square feet of usable floor area
Funeral home, mortuary	1 space per 50 square feet of floor area in parlors or assembly rooms
Hospital	1 space per every 5 beds plus 1 space per every 3 employees
Inpatient nursing, supervision, and other rehabilitative services	1 space per every 5 beds plus 1 space per every 3 employees
Municipal social, cultural, or recreational facility	1 space per every 4 persons of the maximum building occupancy
Municipal, county, state or federal administrative or services building	1 space per 300 square feet of usable floor area
Outpatient health care center	1 space per 250 square feet of gross floor area
Place of worship	1 space per every 5 seats
School, college/university/trade/business	1 space per employee, plus 5 spaces per classroom
School, elementary	1 space per employee
School, secondary	1 space per employee, plus 5 spaces per classroom
Social assistance, welfare, or charitable services	1 space per 250 square feet of gross floor area
Commercial	
Animal/veterinary clinic or hospital	1 space per each examination and treatment room, plus 1 space per employee on the maximum work shift
Animal daycare center, kennel or shelter	1 space per 600 square feet of gross floor area
Automobile fueling and service station	1 space per 2 gas pumps
Automobile repair and service, minor	2 spaces per service bay, plus 1 per each employee
Automobile repair and service, major	2 spaces per service bay, plus 1 per each employee
Automobile sales, leasing and service	1 space per 1,000 square feet of gross floor area for indoor display area and 1 space per 5,000 square feet for outdoor display area

General Performance Standards - Parking

- Requirements were modified to reflect current parking industry standards, including, but not limited to:
 - Attached townhomes or rowhomes reduced to 1.5 spaces per dwelling unit.
 - Apartments reduced to 1.25 spaces per dwelling unit.
 - Senior independent living reduced to 0.5 spaces per dwelling unit.
 - Hotel/motel standard now based on guest rooms rather than employees.
 - Clinic based on gross floor area rather than per doctor.
 - Retail spaces reduced from 1 per 150 sq. ft. to 1 per 250 or 300 sq. ft.
 - Office spaces reduced from 1 per 150 sq. ft. to 1 per 300 sq. ft.
 - Drive-thru facilities – added required stacking spaces.

General Performance Standards - Landscaping

- Consolidated from many sections of the code.
- Landscape plans will be required for all activities except the construction of an individual single-family or two-family dwelling.
- All residential single- and two-family developments shall require two (2) canopy trees per dwelling unit installed in the City right-of-way.
- All multi-family, mixed-use, and non-residential uses shall provide one canopy/evergreen tree per 25 feet of frontage and foundation plantings.
- Additions, expansions, or additional structures shall require an additional two (2) shrubs per 1,000 square feet of new construction.
- Off-street parking areas are required to have one square foot of landscaping per ten square feet of parking.

General Performance Standards - Screening

- Buffer areas shall be required abutting residential uses following the table at the right
- The buffer area must contain a solid wall, solid, commercial-grade fence, or hedge with year-round foliage, between six (6) and eight (8) feet in height (unless located in front yard or corner side yard). If hedges are used, the landscaping must be at least two staggered rows of evergreen trees spaced a maximum of 12 feet.
- Screening is also required for refuse disposal areas, outdoor storage areas, loading areas, mechanical equipment, and off-street parking areas.

Zoning District of Subject Property	Buffer Width
R-3	10 feet
R-4	10 feet
Mixed Use	10 feet
Business	15 feet
Public	15 feet
Industrial	20 feet

Development Review Procedures

- Consolidated procedures into one chapter.
- Grouped procedures into Site Related, Subdivision Related, and Ordinance Amendments.
- Created table to summarize application processes.
- Clarified procedures required for planned unit developments, annexations, and the creation of a medical campus districts.
- Removed requirements for individual applications into an Application Manual.

Table 9. Process Summary Table

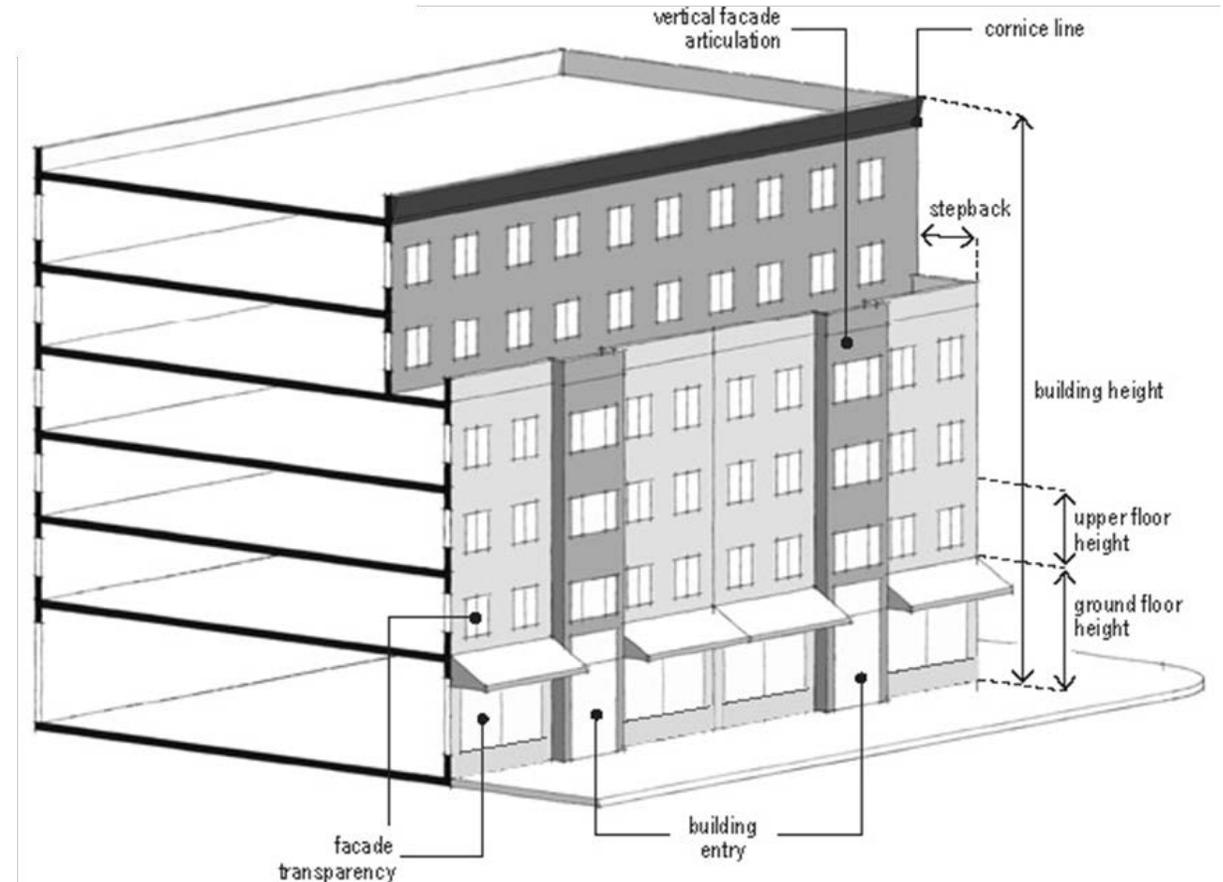
Type of Application	Pre-Application Meeting with Staff <i>R-required S-suggested</i>	Public Hearing Required <i>Y-Yes Blank-No</i>	Administrative Review <i>R-Review, D-Decision, A-Appeal PH - Public Hearing</i>	In Commission	Common Council	Board of Zoning Appeals	Historic Preservation Commission	Final Action
Site Related								
Site Plan Permit	R		D					Site Plan Permit and Conditions of Approval
Conditional Use Permit	S	Yes		D PH				Conditions of Approval
Variance	R	Yes				D PH		Letter
Appeal of UDC Interpretation						D		Letter
Establishment of a Planned Unit Development (PUD) or Downtown – Planned Unit Development (D-PUD)	R	Yes		R PH	D			Conditions of Approval
Minor Amendment to PUD, D-PUD, or PCID	R		D					Conditions of Approval
Major Amendment to PUD, D-PUD, or PCID	R	Yes		R PH	D			Conditions of Approval
Historic Preservation Certificate of Appropriateness	S						D	Letter
Subdivision Related								
Minor Subdivision/ Metes and Bounds Lot line adjustment	S		D					Signed Certified Survey Map
Minor Subdivision/ Metes and Bounds	S			R	D			Conditions of Approval and

Next Steps

- Tonight's Community Open House - 6:30 to 7:30PM
- Review and incorporate any input into the final draft
 - City Council, Plan Commission, and Open House comments
- Public Hearing at Plan Commission Meeting – January 2020
- Adoption by City Council – February 2020

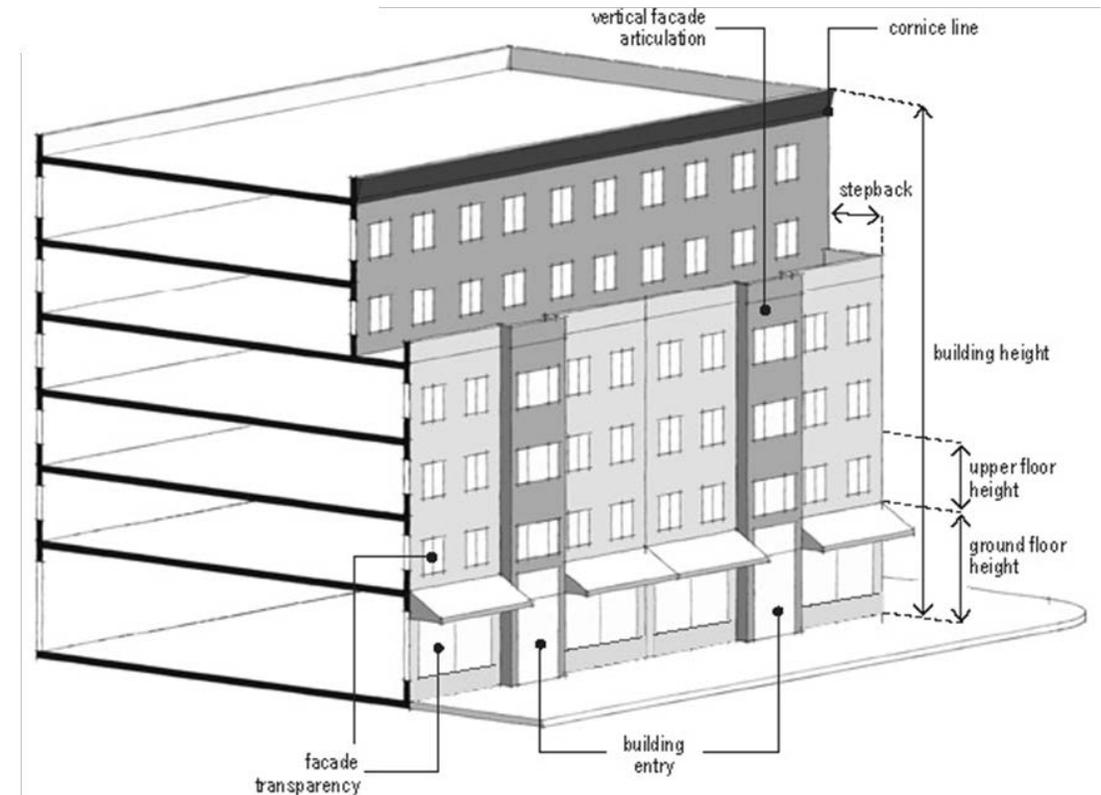
District Form-Based Standards for MU-C and MU-N

- Building Height Minimum
 - Non-residential = 1.5 stories
 - Mixed use or residential = 2 stories
 - New taller buildings = upper stories minimum stepback of 8 ft.
 - Ground story = 12 feet
 - Upper stories = 9 feet
- Building Façade Articulation
 - Horizontal = top of ground story and bottom of top story
 - Roof character = flat vs. pitched
 - Vertical ground story = every 40 ft.
 - Vertical upper stories = every 80 ft.



District Form-Based Standards for MU-C and MU-N

- Building Façade Transparency
 - Mixed use and non-residential ground floor = 60%
 - Residential ground floor = 20%
 - Upper stories = 20%
 - Side and rear facades = 12%
 - Tinted or reflective glass, glass block prohibited
 - Blank walls = 30% of a façade maximum and cannot exceed 15 ft.
- Building Entries
 - One or more prominent entries on any building façade facing a public space



District Form-Based Standards for MU-C and MU-N

- Building Façade Materials

- Dominant materials = higher quality, more durable materials, including masonry (clay or concrete brick, natural or textured cast concrete stone)
- Prohibited materials = lower quality, less durable finish materials, including non-textured cast concrete, cement-based stucco, synthetic stucco or EIFS (below the third story), glass block, vinyl, aluminum, and other materials resulting in similar visual character.
- Accent materials = dominant façade materials, as well as glass, architectural or decorative metal, architectural exposed concrete panels, decorative tile, and stucco/EIFS (above the second story)



Façade Materials



Facade Materials



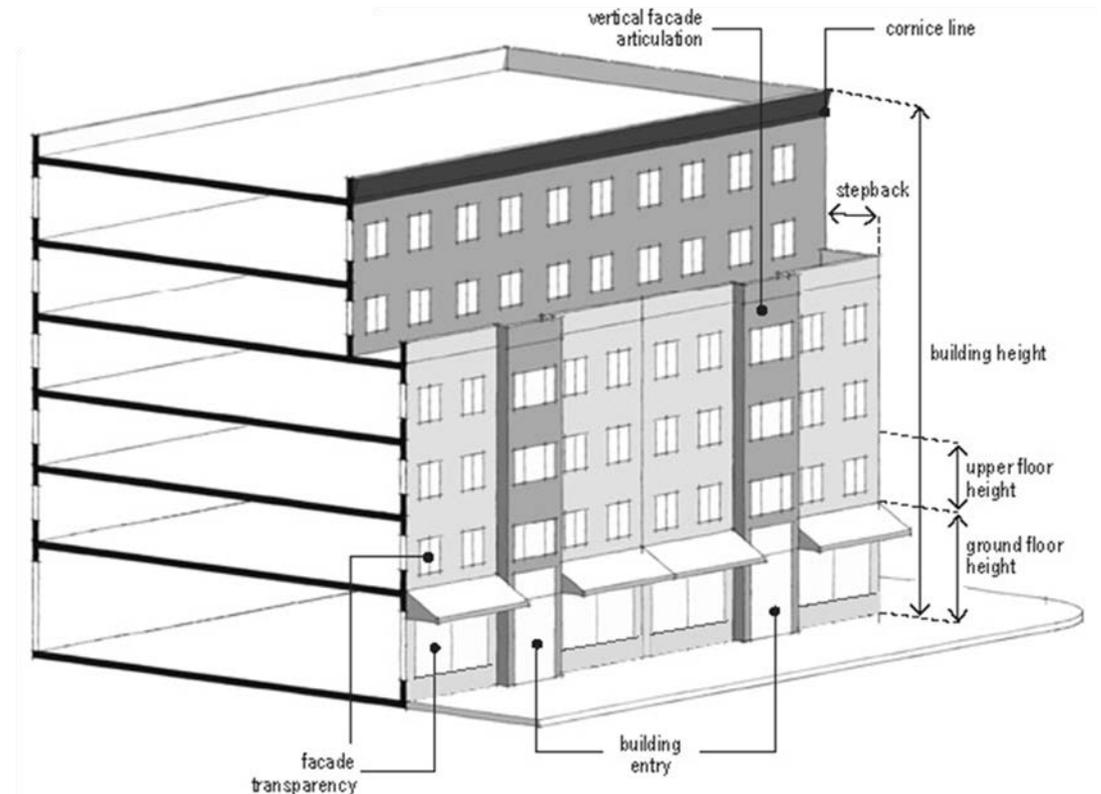
Building Entries



Building Vertical Articulation

District Form-Based Standards for R-3 and R-4

- Building Height Minimum
 - New taller buildings = upper stories minimum stepback of 8 ft.
- Building Façade Articulation
 - Horizontal = top of ground story and bottom of top story
 - Vertical ground story = every 40 ft.
 - Vertical upper stories = every 80 ft.



District Form-Based Standards for R-3 and R-4

- Building Façade Transparency
 - Front façade = 20%
 - Side and rear facades = 12%
 - Blank walls = 30% of a façade maximum and cannot exceed 15 ft.
- Building Entries
 - One or more prominent entries on any building façade facing a public space

