

Regional Housing Conference Zoning Updates

2:00-2:50 PM

EAU CLAIRE COUNTY, RODNEY ESLINGER, PLANNING & DEVELOPMENT DIR.

CITY OF ALTOONA, TAYLOR GREENWELL, PLANNING DIRECTOR

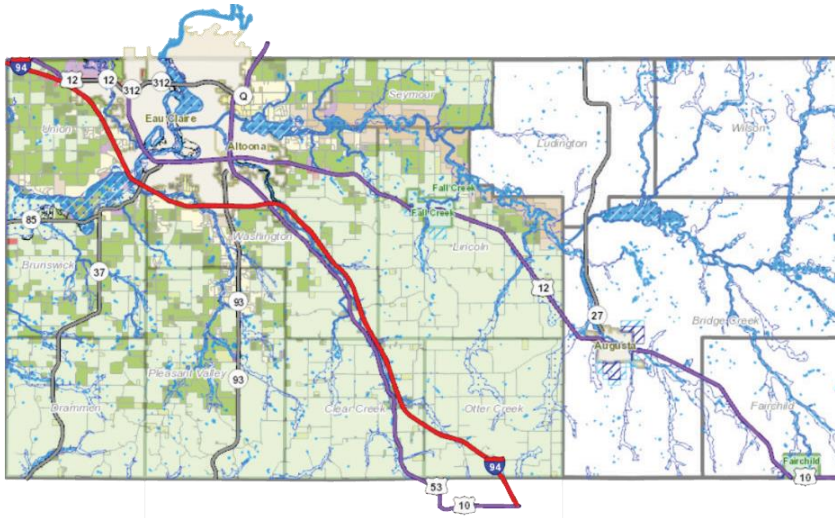
CITY OF EAU CLAIRE, NED NOEL, PLANNING MANAGER

**Eau Claire County
Title 18 Zoning and Subdivision
Ordinance Comprehensive
Revision**



Project Purposes

- Consistency with state law, case law, best practice
- Address needs identified by users (residents, staff, committees)
- Make code easier to understand and use



Zoning Ordinance – 9 towns
Brunswick, Clear Creek, Drammen,
Lincoln, Otter Creek, Pleasant Valley,
Seymour, Union, Washington

Subdivision Ordinance – all 13 towns

Process and Schedule

- Kickoff Meetings
- Town Meetings, Public Meeting
- Staff Working Meetings
- Draft Review (Committees, Towns, Public)
- Agency and Legal Review - March 2023
- P&D Committee Review - May 9, May 23, 2023
- County Board Introduction, Adoption - July 18, 2023
- Town Adoptions - until July 2024

Nonpolicy and Policy Changes

Nonpolicy

- Put similar material all in one place
- Use tables and graphics (e.g. use table)
- Replace paragraphs with lists
- Remove/update expired content

Policy

- Eliminating inconsistencies wherever state law has changed
- Increased flexibility for County staff to approve things not clearly addressed in the ordinance
- Replacing vague, subjective standards with language that is more easily interpreted and enforced
- Additions to implement ideas in the towns' and county's comprehensive plans
- Changes to address public comments and requests during this process

Non-Policy Examples

<p>18.09.010 Permitted principal uses. The following principal uses are permitted in the R-1-M district:</p> <p>A. Single-family housing;</p> <p>B. Parks and playgrounds. (Ord. 126-69 Sec.10(part), 1983; Ord. 126-16 Sec.3(part), 1982).</p>
<p>18.09.015 Permitted principal structures. The following principal structures are permitted in the R-1-M district:</p> <p>A. Single-family dwellings;</p> <p>B. Park and playground related structures. (Ord. 138-68, Sec. 17, 1994; Ord. 129-74 Sec.18, 1986; Ord. 126-69 Sec.10(part), 1983; Ord. 126-16 Sec.3(part), 1982).</p>
<p>18.09.020 Permitted accessory uses. The following accessory uses are permitted in the R-1-M district:</p> <p>A. Private storage of motor vehicles;</p> <p>B. Home occupations, as defined in Chapter 18.23;</p> <p>C. Private recreational uses, including but not limited to swimming, tennis, horticulture and playground activities.</p> <p>D. Beekeeping subject to Chapter 8.25. (Ord. 160-005, Sec. 4, 2016; Ord. 126-69 Sec.10(part), 1983; Ord. 126-16 Sec.3(part), 1982).</p>
<p>18.09.025 Permitted accessory structures. The following accessory structures are permitted in the R-1-M district:</p> <p>A. Private garages;</p> <p>B. Private recreational structures as allowed in Chapter 18.30;</p> <p>C. Noncommercial greenhouses, storage sheds and play-houses. (Ord. 126-69 Sec.10(part), 1983; Ord. 126-16 Sec.3(part), 1982).</p>
<p>18.09.030 Conditional uses. The following conditional uses may be allowed in the R-1-M district, and are subject to the provisions of Chapter 18.21:</p> <p>A. Planned unit developments;</p> <p>B. Two-family housing;</p> <p>C. Governmental and religious uses;</p> <p>D. Public recreational uses, including golfing, swimming and archery;</p> <p>E. Public and private schools;</p> <p>F. Cemeteries;</p> <p>G. Hospitals and nursing home related uses;</p> <p>H. Nursery schools and day care centers.</p> <p>(Ord. 138-68, Sec. 18, 1994; Ord. 135-92, Sec.14, 1992; Ord. 134-36 sec 6, 1990; Ord. 126-69 Sec.10(part), 1983; Ord. 126-16 Sec.3(part), 1982).</p>

RESIDENTIAL																		
	A-P	A-1	A-2	A-3	A-R	AC-R	RH	R-L	R-1	R-2	R-3	C-1	C-2	C-3	I-L	I-1	F-1	F-2
<i>Residences:</i>																		
Caretaker Residence*														A	A	A	A	
Dwelling, Accessory*			A	A		A	A	A	A									A
Dwelling, Multiple-Family											P	C	C					
Dwelling, Single-Family*			P	P	P	P	P	P	P	P	C	P		C				P
Dwelling, Two-Family			C		P	C	C	C	C	P	C		C					
Farm Residences, up to 2 Dwelling Units	P	P																
Farm Residences, more than 2 Dwelling Units	P	C																
Modular Home*			P	P	P	P	P	P	P	P	C	P		C				P
Manufactured Home Community												C						
Manufactured Home	P	P	P	P	P	P						C				P		P
Tiny House*			P	P	P	P	P	P	P	P								
<i>Group Living:</i>																		
Community-Based Residential Facility									P	P	P							
Community Living Arrangement (8 or fewer persons)			P	P	P	P	P	P	P	P	P							
Community Living Arrangement (9-15 persons)									C	C	P							
Community Living Arrangement (> 15 persons)									C	C	C							
Continuing Care Retirement Community												P	P	C				
Residential Care Apartment Complex												P	C	C				
Residential Care Facility											C	P	P	P	P			
Rooming & Boarding House												P	P	P				
Single-family, two-family and multifamily housing without public water and sewer service.												C						

Non-Policy

Figure 18.19.030-1 RH Typical Dimensional Standards

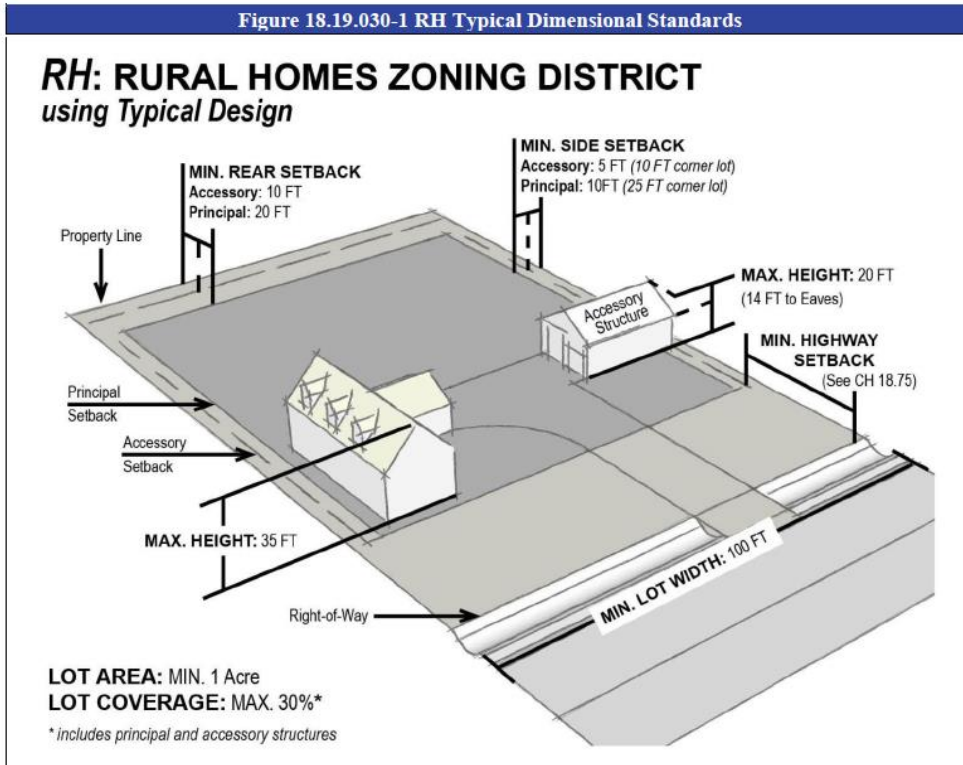
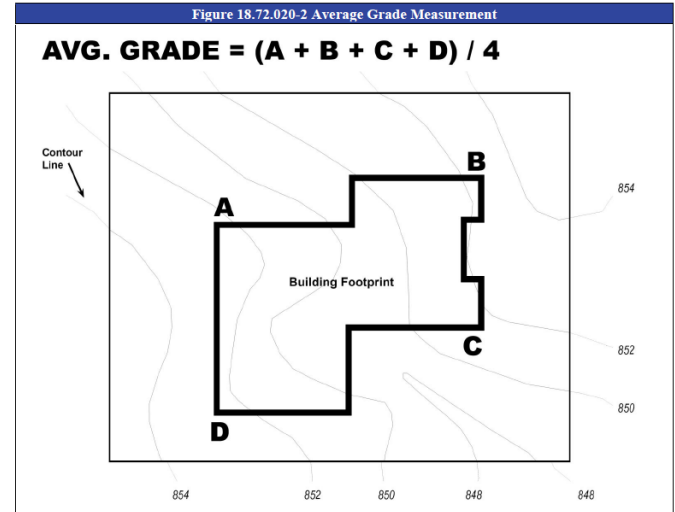


Figure 18.72.020-2 Average Grade Measurement

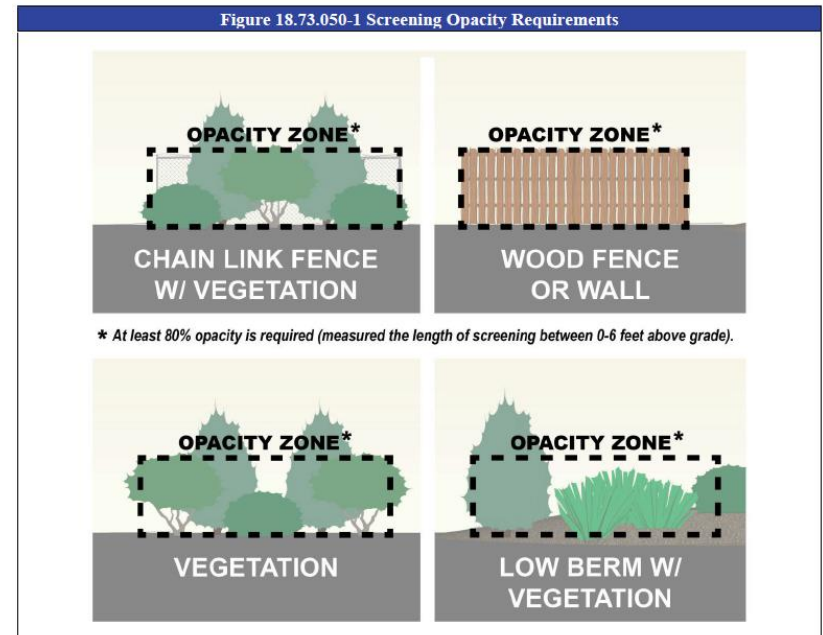


General Policy Changes Highlights

- The introduction now clarifies that the code is a parcel based code, and that zoning districts follow parcel boundaries and each parcel may have only one district.
- The Agricultural-Conservation Residential (AC-R) District is added to enable scattered rural housing on marginal farmland while providing more explicit protections for surrounding ag activities.
 - Minimum lot size 1.5 acres, minimum width 150', minimum side setback 50', Up to 3 parcels and a total of 5 acres may be rezoned to AC-R per quarter-quarter section
- The Light Industrial (I-L) District is created to provide more flexibility for the siting of uses such as light manufacturing or assembly that can be compatible with nearby residential or commercial use. The unused "Sewered Industrial" (I-2) district is removed. (18.27)
- The Planned Unit Development (PUD) District replaces the current Planned Unit Development chapter, treating this customized zoning tool as a district rather than as a conditional use, and providing a more specific process for how the rules will be established each time it is used. (18.31, 18.107)
- Larger accessory structures allowed by right in the residential districts, increased from 1,200 SF now to a sliding scale of 1,600 SF for lots under 1 acre to 2,400 SF for lots over 5 acres. (18.41.010)
- Accessory Dwelling Units are now allowed to be rented, may be used year-round, and the maximum size is increased to the lesser of either 1,200 square feet or the area of the principal dwelling unit. (18.47.010)
- "Short-Term Rentals" (e.g. Air BnB) are listed as a permitted use in all districts. The ordinance requires a Land Use Permit and also references other applicable regulation by the State and County. (18.52)

Development Policy

- Road setbacks are reduced to match Highway Department requirements (18.71.030)
- The landscaping and tree preservation standards are consolidated and expanded, applicable to the commercial and industrial districts (C-1, C-2, C-3, I-L, and I-H), multiple-family residential uses in the R-3 district, and off-street parking areas with 6+ spaces. Standards address minimum plant size at the time of planting, minimum planting amounts, and requirements for installation and maintenance. (18.74)
- Sign ordinance changes include elimination of any rules related to the content of the sign, roof signs are not allowed, greater flexibility with monument signs (18.78)
- A conservation subdivision ordinance is provided (18.87).



Sections with No Substantive Changes

- Submittal Requirements
- Agencies
- Legal Provisions
- Airport Overlay
- Groundwater Overlay
- Shoreland Overlay

- The ZONING MAP



City of Altoona

Zoning & Development Code Update

Summary

- Last comprehensive update: 1970
- Two sections being addressed: Title 18 (Land Division), Title 19 (Zoning)
- City updated its Comprehensive Plan (2022)
- Currently gathering community input; estimated completion date – Winter 2024

General Priorities

- Sync with 2022 Comprehensive Plan
 - Three planning lenses: Climate Action, Social Equity, Economic
- Modernize regulations
- Increase user-friendliness
- Ensure predictable and high-quality neighborhood design
- Compliance with state and federal statute

Housing Affordability

- Eliminate exclusionary zoning provisions
- User-friendly
- Streamline development approval processes
- Encourage housing choice
- Infill and redevelopment
- Regional coordination



CENTURY CODE UPDATE



Regional Housing Conf.



Eau Claire Zoning Timeline



1923



Eau Claire's first zoning code was adopted and divided the City into 5 districts. Fun fact, the entire code was only 7 pages long.

1952

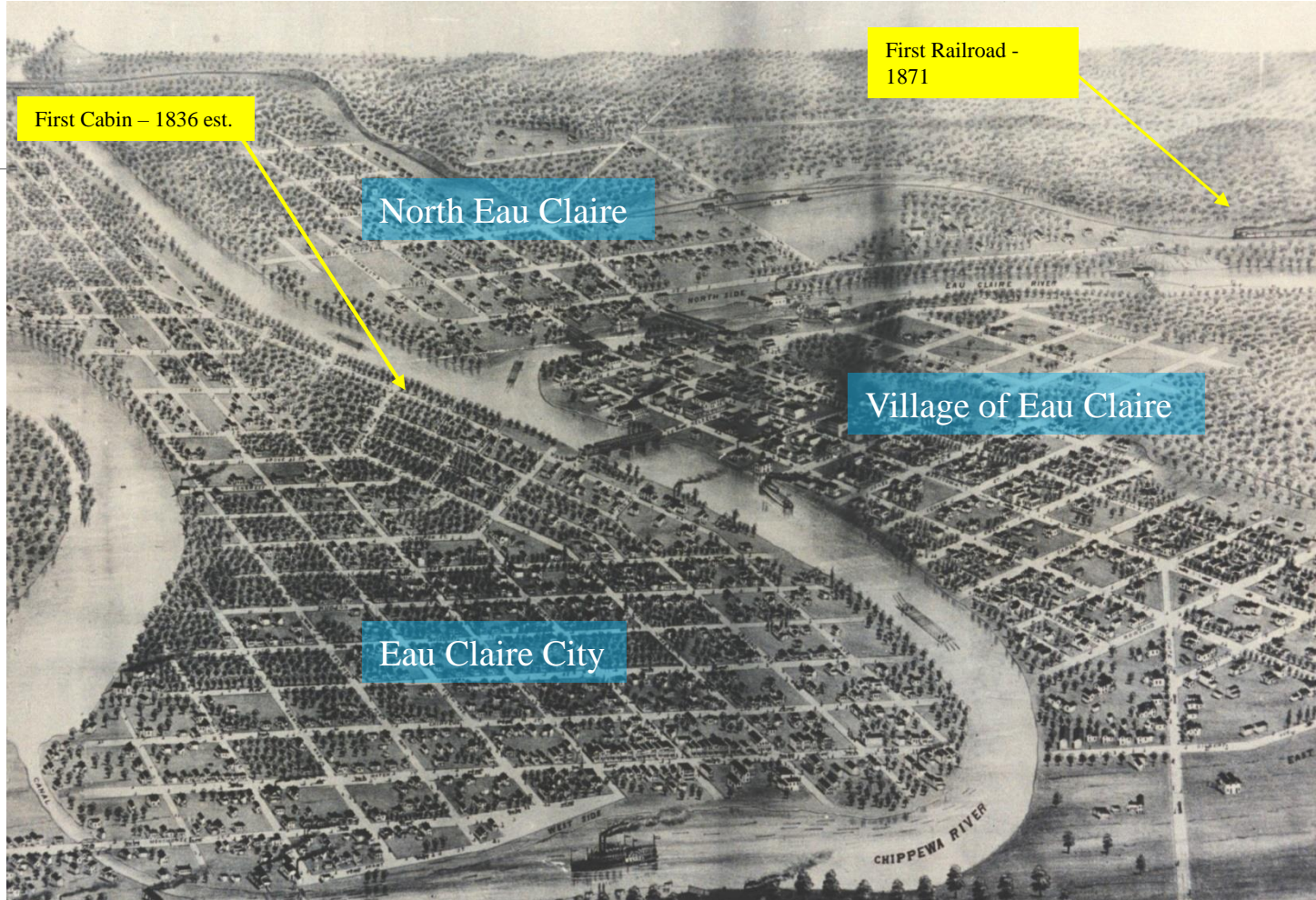


This was the first major overhaul to the 1923 code and many of the City's current dimensional standards and use separations were established during this update.

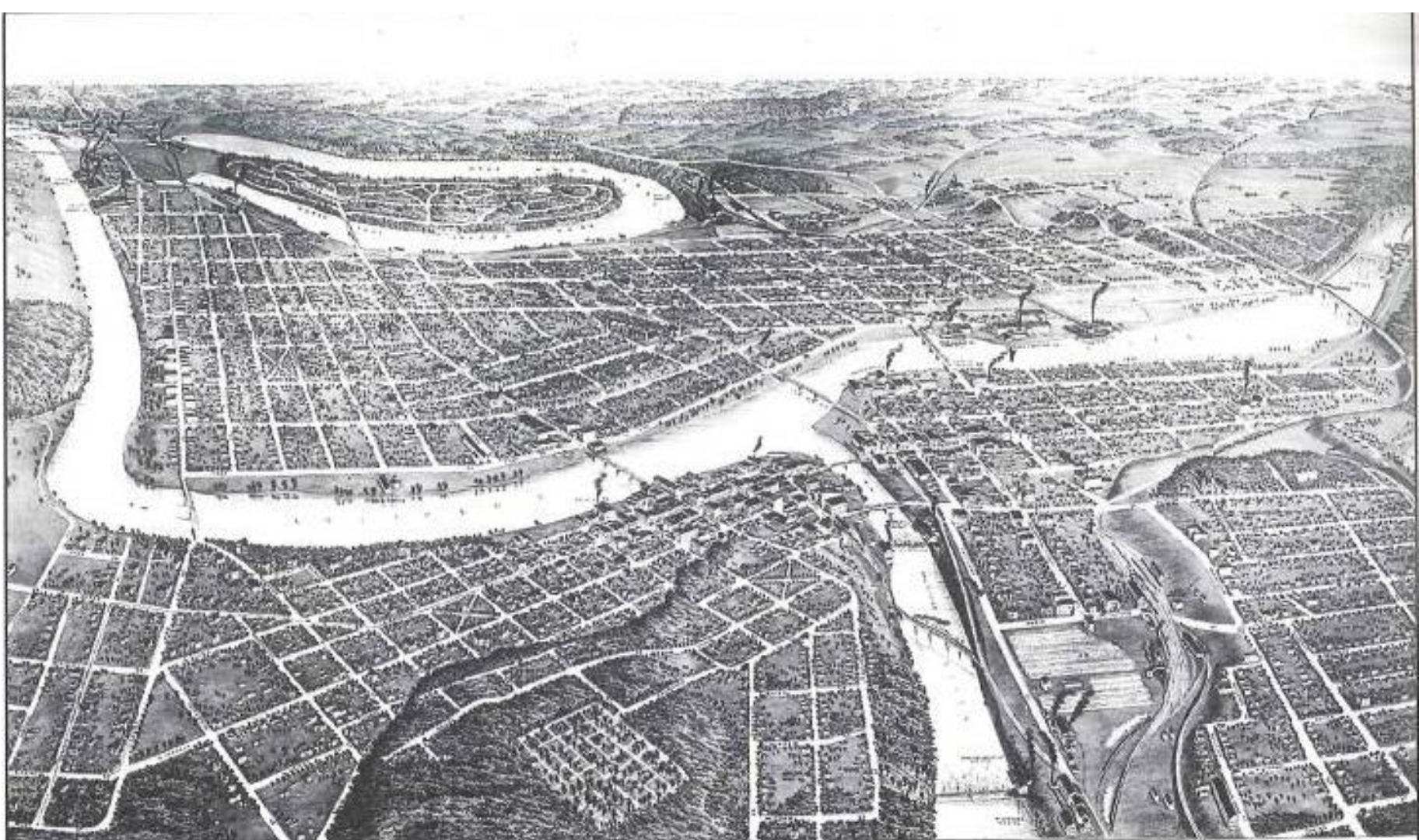
1990



The latest overhaul to the City's code occurred in 1990. A lot has changed in the past 33 years requiring the City take another holistic look at its code.



1872 Birds Eye – population of 2,293



EAU CLAIRE, WIS.
 1891.
 LINDSEY WERTZ.

[The following text is a legend for the panoramic view, listing various locations and landmarks with corresponding symbols or numbers.]

1. City Hall	11. St. Joseph's Church	21. St. Anthony's Church	31. St. Mary's Church
2. Courthouse	12. St. Peter's Church	22. St. Francis' Church	32. St. John's Church
3. School	13. St. Paul's Church	23. St. James' Church	33. St. Luke's Church
4. Hotel	14. St. Charles' Church	24. St. Andrew's Church	34. St. Ignace's Church
5. Bank	15. St. Martin's Church	25. St. Basil's Church	35. St. Raphael's Church
6. Office	16. St. Agnes' Church	26. St. Elizabeth's Church	36. St. Thome's Church
7. Warehouse	17. St. Ann's Church	27. St. Rose's Church	37. St. Joseph's Church
8. Store	18. St. Clare's Church	28. St. Ann's Church	38. St. Peter's Church
9. Factory	19. St. Francis' Church	29. St. James' Church	39. St. John's Church
10. Mill	20. St. Andrew's Church	30. St. Ignace's Church	40. St. Raphael's Church

1891 Birds Eye – population of 17,415

97.
10.15



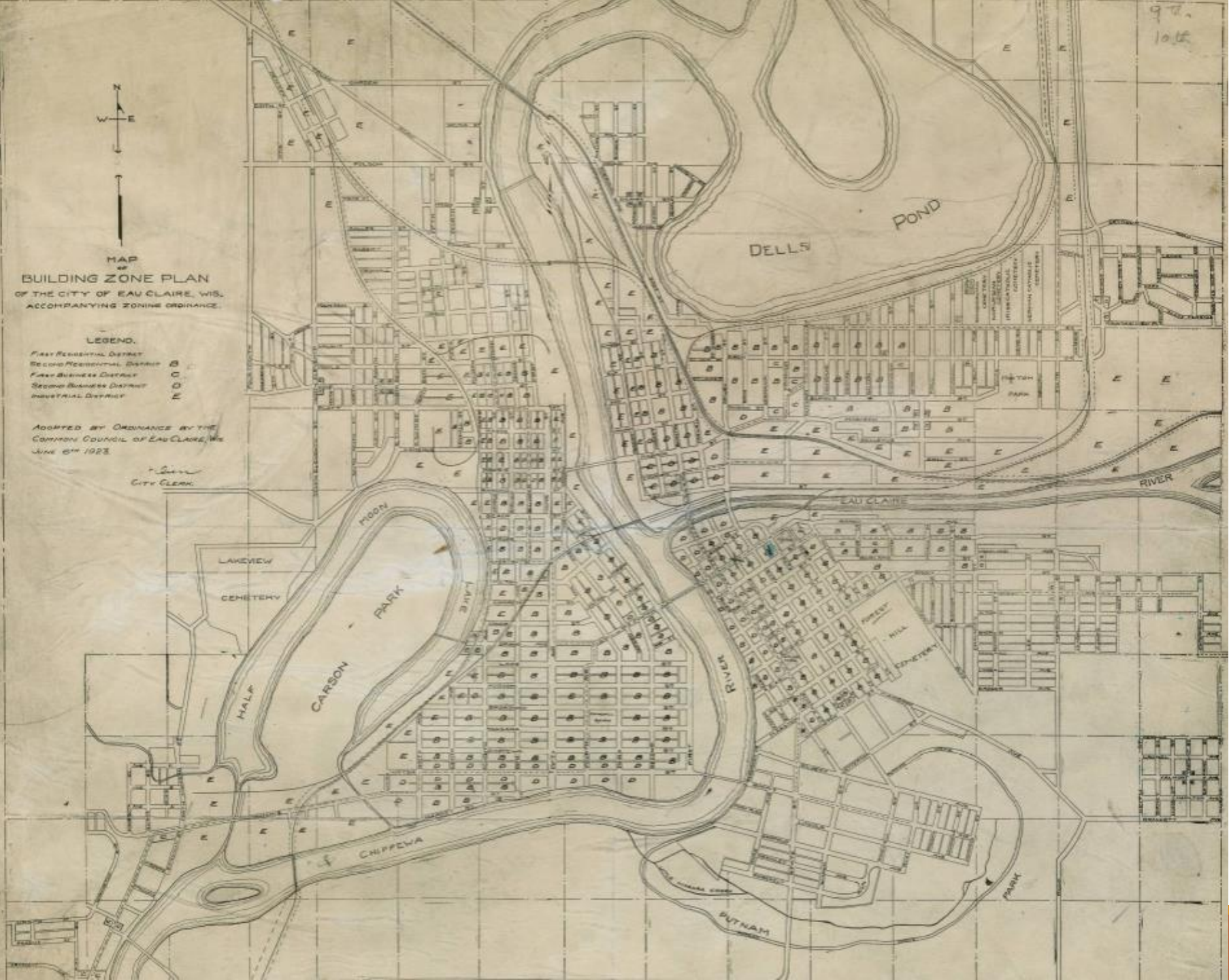
MAP
OF
BUILDING ZONE PLAN
OF THE CITY OF EAU CLAIRE, WIS.
ACCOMPANYING ZONING ORDINANCE.

LEGEND.

- First Residential District B
- Second Residential District C
- First Business District D
- Second Business District E
- Industrial District F

ADOPTED BY ORDINANCE BY THE
COMMON COUNCIL OF EAU CLAIRE, WIS.
JUNE 6TH 1923

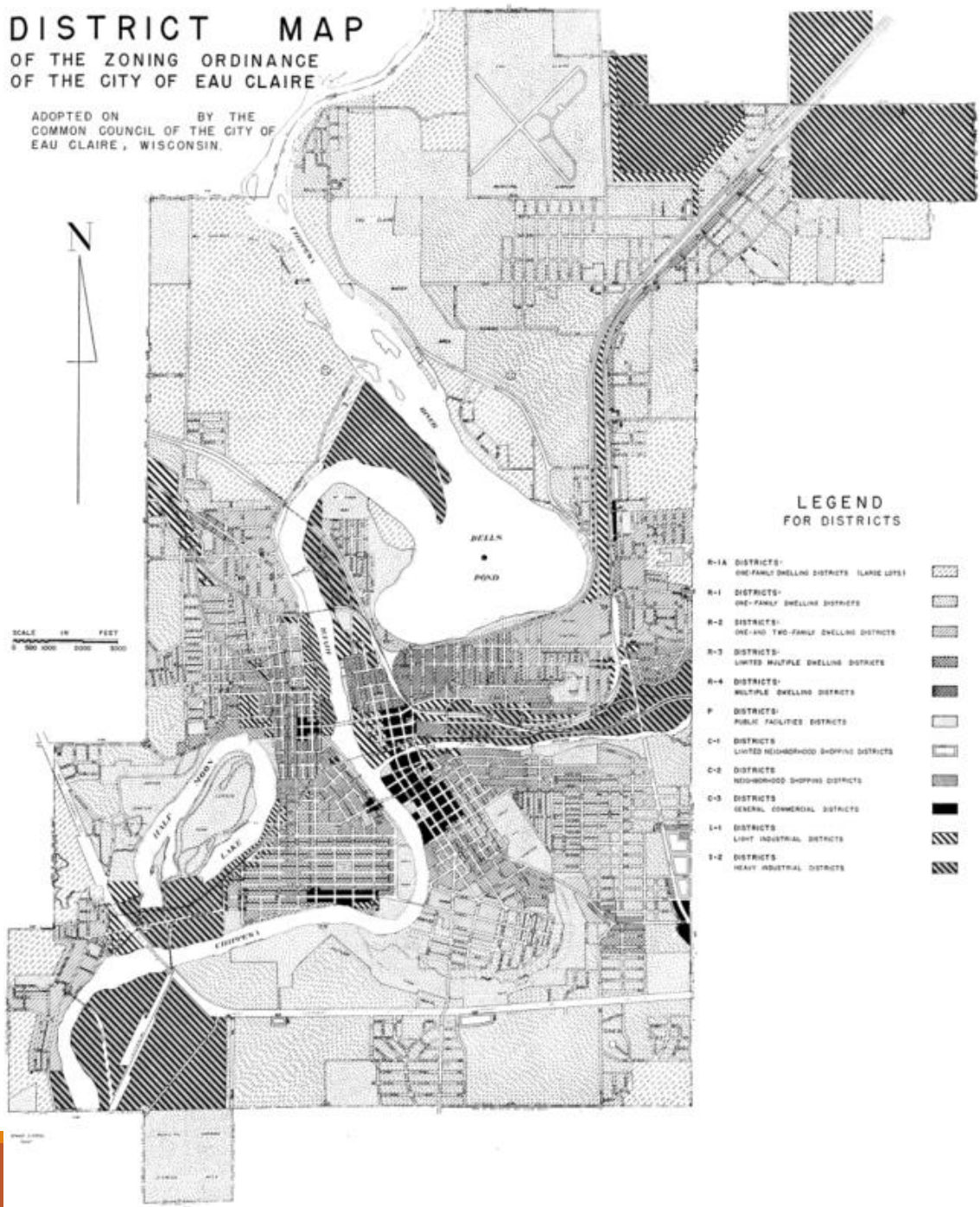
City Clerk



DISTRICT MAP

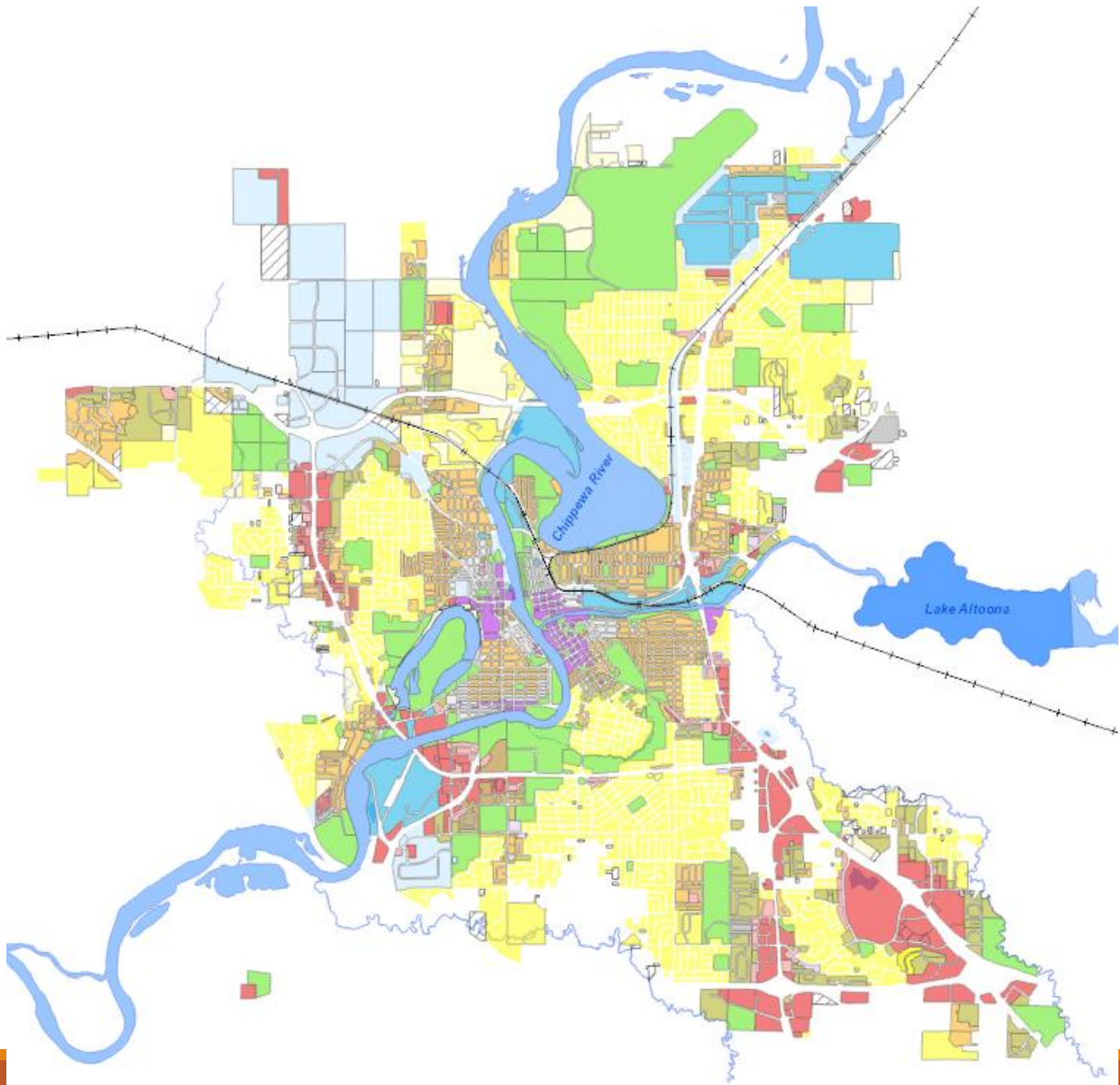
OF THE ZONING ORDINANCE
OF THE CITY OF EAU CLAIRE

ADOPTED ON _____ BY THE
COMMON COUNCIL OF THE CITY OF
EAU CLAIRE, WISCONSIN.



LEGEND FOR DISTRICTS

- R-1A DISTRICTS:
ONE-FAMILY DWELLING DISTRICTS (LARGE LOTS) [diagonal lines, top-left to bottom-right]
- R-1 DISTRICTS:
ONE-FAMILY DWELLING DISTRICTS [diagonal lines, bottom-left to top-right]
- R-2 DISTRICTS:
ONE- AND TWO-FAMILY DWELLING DISTRICTS [horizontal lines]
- R-3 DISTRICTS:
LIMITED MULTIPLE DWELLING DISTRICTS [vertical lines]
- R-4 DISTRICTS:
MULTIPLE DWELLING DISTRICTS [cross-hatch pattern]
- P DISTRICTS:
PUBLIC FACILITIES DISTRICTS [white/unfilled]
- C-1 DISTRICTS:
LIMITED NEIGHBORHOOD SHOPPING DISTRICTS [horizontal lines]
- C-2 DISTRICTS:
NEIGHBORHOOD SHOPPING DISTRICTS [vertical lines]
- C-3 DISTRICTS:
GENERAL COMMERCIAL DISTRICTS [solid black]
- I-1 DISTRICTS:
LIGHT INDUSTRIAL DISTRICTS [diagonal lines, top-left to bottom-right]
- I-2 DISTRICTS:
HEAVY INDUSTRIAL DISTRICTS [diagonal lines, bottom-left to top-right]



300 pages plus & 42 zoning districts!

Permitted Uses (See 18.25.031)
Accessory Uses (See 18.25.032)
Conditional Uses (See 18.25.033)
Prohibited Use

- 42. Outdoor storage areas, accessory to apartments
- 43. Propane delivery
- 44. Professional offices
- 45. Public utility facilities (see definition)
- 46. Public utility towers (see Chapter 18.20)
- 47. Rooming house (see Chapter 18.20)
- 48. Schools, colleges and universities (see Chapter 18.16)
- 49. Sign (see Chapter 18.16)
- 50. Solar array
- 51. Swimming pools, private
- 52. Temporary construction buildings (see chapter 18.20)
- 53. Temporary real estate office
- 54. Wire energy conversion systems
- 55. *See section 18.25.020 O. requiring a conditional use permit under certain circumstances
- **See section 18.25.180 for standards for conversion of one-family dwellings to rooming houses
- ***See section 18.25.210 for standards for conversion of one-family dwellings to rooming houses
- ****See section 18.25.215 CRD (6922 S1, 2016; CRD 6922 S1, 2016; CRD 5372 S2, 1998; CRD 5454 S1, 1998)
- *****See section 18.25.216 CRD (6922 S1, 2016; CRD 6922 S1, 2016; CRD 5372 S2, 1998; CRD 5454 S1, 1998)

18.04.00 Design and Dimensional Standards

18.04.00.01 Minimum Requirements. A. The following table contains the minimum requirements for the districts as indicated:

District	Minimum Height (ft.)	Minimum Lot Area (sq. ft.)	Minimum Front Setback (ft.)	Minimum Side Setback (ft.)	Minimum Rear Setback (ft.)	Minimum Front Yard Coverage (%)	Minimum Side Yard Coverage (%)	Minimum Rear Yard Coverage (%)
R-1A	18	10,000	30	10	10	10	10	10
R-1B	18	10,000	30	10	10	10	10	10
R-1C	18	10,000	30	10	10	10	10	10
R-1D	18	10,000	30	10	10	10	10	10
R-1E	18	10,000	30	10	10	10	10	10
R-1F	18	10,000	30	10	10	10	10	10
R-1G	18	10,000	30	10	10	10	10	10
R-1H	18	10,000	30	10	10	10	10	10
R-1I	18	10,000	30	10	10	10	10	10
R-1J	18	10,000	30	10	10	10	10	10
R-1K	18	10,000	30	10	10	10	10	10
R-1L	18	10,000	30	10	10	10	10	10
R-1M	18	10,000	30	10	10	10	10	10
R-1N	18	10,000	30	10	10	10	10	10
R-1O	18	10,000	30	10	10	10	10	10
R-1P	18	10,000	30	10	10	10	10	10
R-1Q	18	10,000	30	10	10	10	10	10
R-1R	18	10,000	30	10	10	10	10	10
R-1S	18	10,000	30	10	10	10	10	10
R-1T	18	10,000	30	10	10	10	10	10
R-1U	18	10,000	30	10	10	10	10	10
R-1V	18	10,000	30	10	10	10	10	10
R-1W	18	10,000	30	10	10	10	10	10
R-1X	18	10,000	30	10	10	10	10	10
R-1Y	18	10,000	30	10	10	10	10	10
R-1Z	18	10,000	30	10	10	10	10	10

For accessory building setbacks and other requirements see section 18.04.00.02

2023 Update Purpose

Undertake a public process that fairly addresses the issues and solutions and includes as many voices as possible

Educate with evidence-based literature/data on the need for zoning reforms and the associated co-benefits

Improve user-friendliness

Align zoning with Comprehensive Plan vision of compact and sustainable development

Improve development process certainties

Produce more housing supply, diversity of choices, and affordability

2023 Update Purpose

Lessen pressure on **sprawl** and **environmental and habitat degradation**

Lower carbon emissions of development and transportation in support of goal for city-wide **carbon neutrality** by 2050

Take a more **active role** in city planning

Produce **better** site and building **design**

Produce more **complete streets and neighborhoods** with housing choices, commercial and jobs within walkable distance

Reduce **exclusionary** zoning practices



Century Code Update Process

1. Project Initiation
2. Community Engagement
3. Current Zoning Code Analysis & Preliminary Recommendations
4. District & Use Standards
5. Development & Sign Standards
6. Planned Development & Zoning Procedures
7. Draft & Final Zoning Code

CONSULTANT TEAM



Birchline Planning LLC

Great Waters + Great Communities

Multifaceted Approach – Online & In-Person

Project Website

Videos

Questionnaire

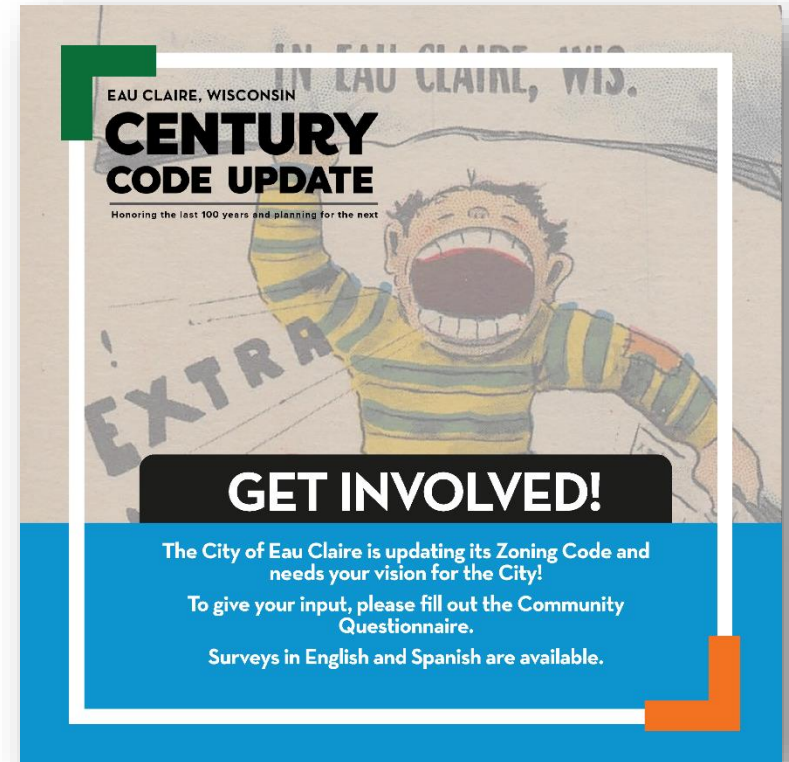
Social Media

Open House & Events

Boards & Committees Input

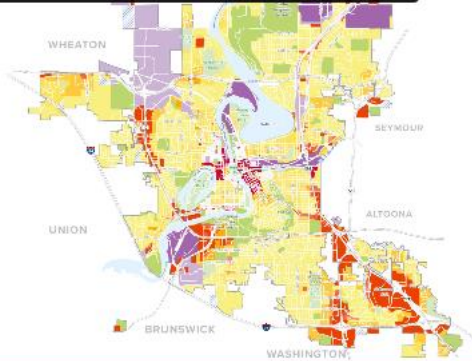
Stakeholder Interviews

hla.fyi/centurycodeupdate

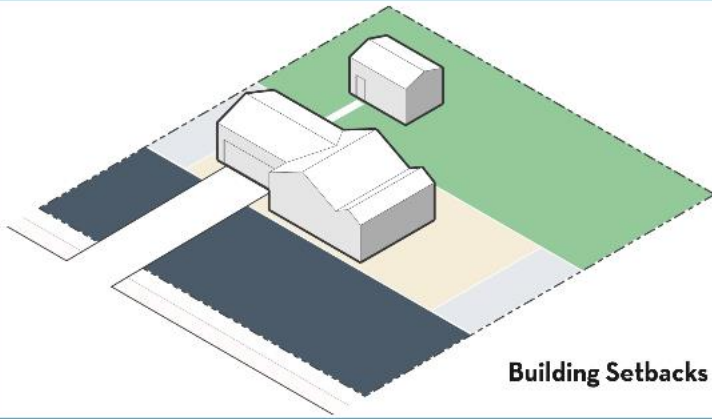




Eau Claire, WI Century Code Update Introduction



Eau Claire, WI Century Code Update Introduccion



Building Setbacks

Eau Claire, WI Century Code Update Introduccion a la Zonificacion



Estacionamientos

EXTRA DAILY SCREAM EXTRA

The Century Code Update Policy Direction Memo is Available for Review and Comment on the Project Website!

EAU CLAIRE, WISCONSIN
CENTURY CODE UPDATE

Should accessory dwelling units be allowed in Eau Claire?

EAU CLAIRE, WISCONSIN
CENTURY CODE UPDATE
Honoring the last 100 years and planning for the next

SHARE YOUR FEEDBACK

vrbo

airbnb

Should short term rentals have new regulations?

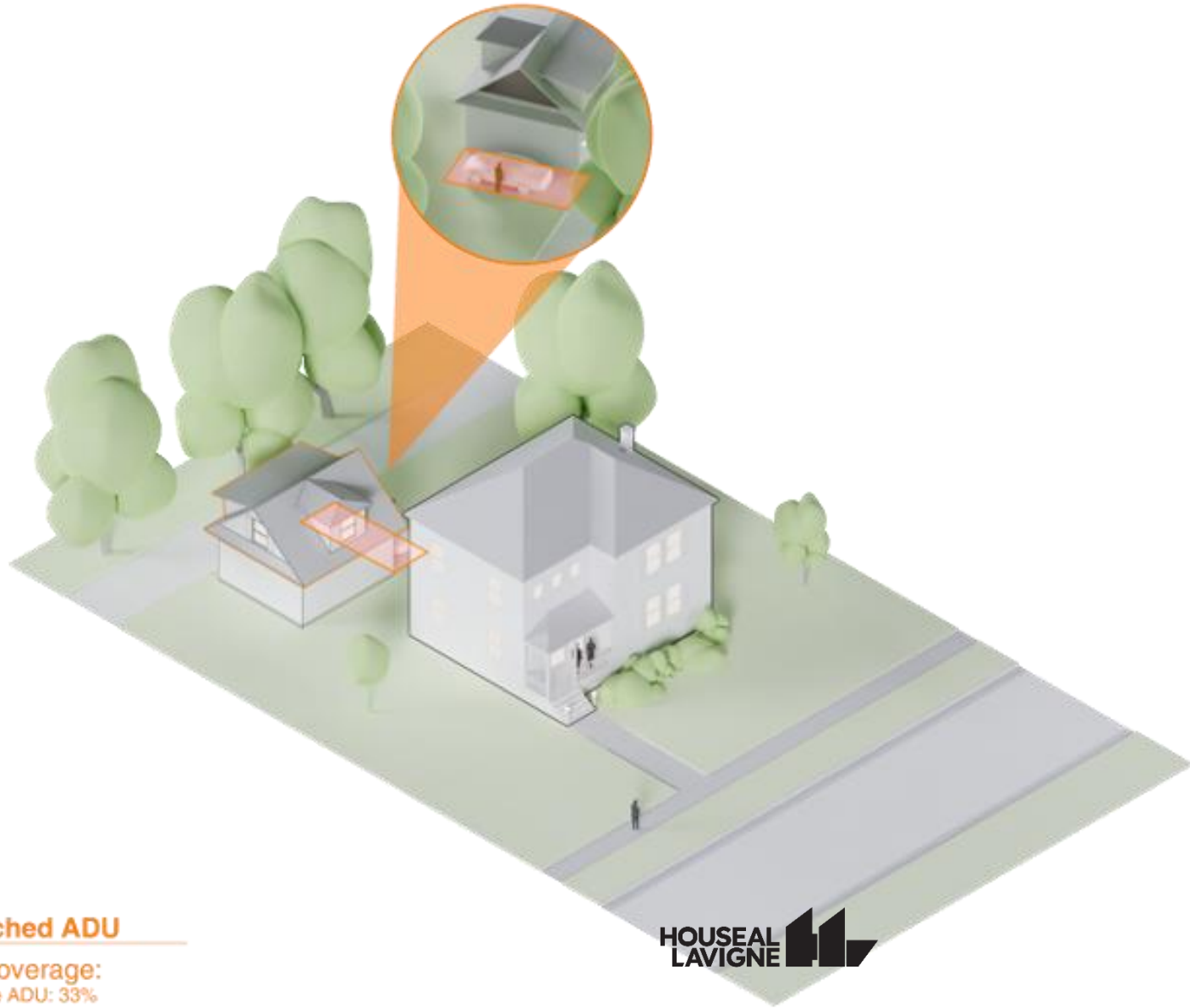
EAU CLAIRE, WISCONSIN
CENTURY CODE UPDATE
Honoring the last 100 years and planning for the next

SHARE YOUR FEEDBACK

Should new development preserve trees and enhance landscaping?

EAU CLAIRE, WISCONSIN
CENTURY CODE UPDATE
Honoring the last 100 years and planning for the next

SHARE YOUR FEEDBACK



Detached ADU

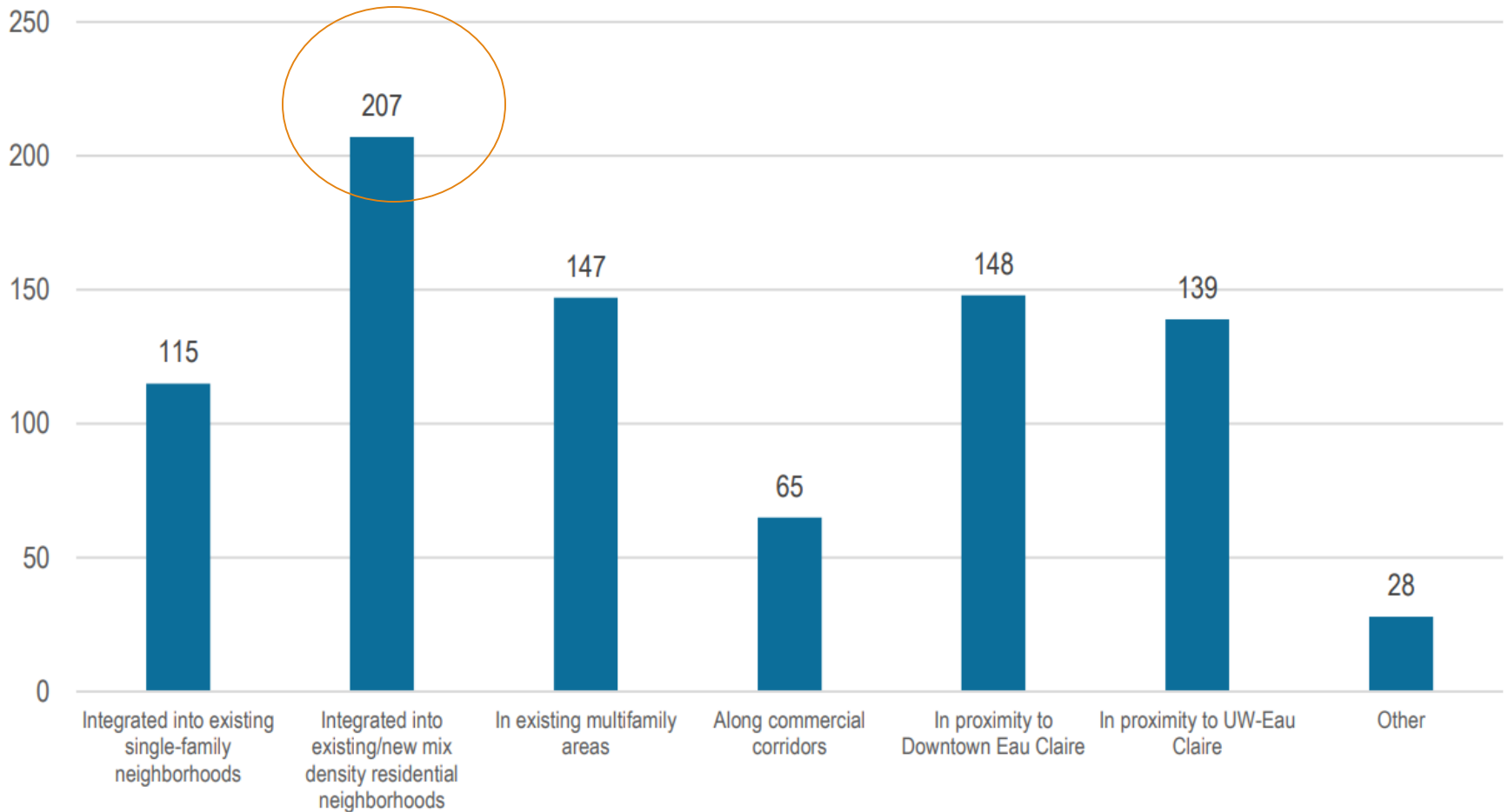
Lot Coverage:

- Before ADU: 33%
- After ADU: 36.5%

Residential low-density housing types

Question 15:

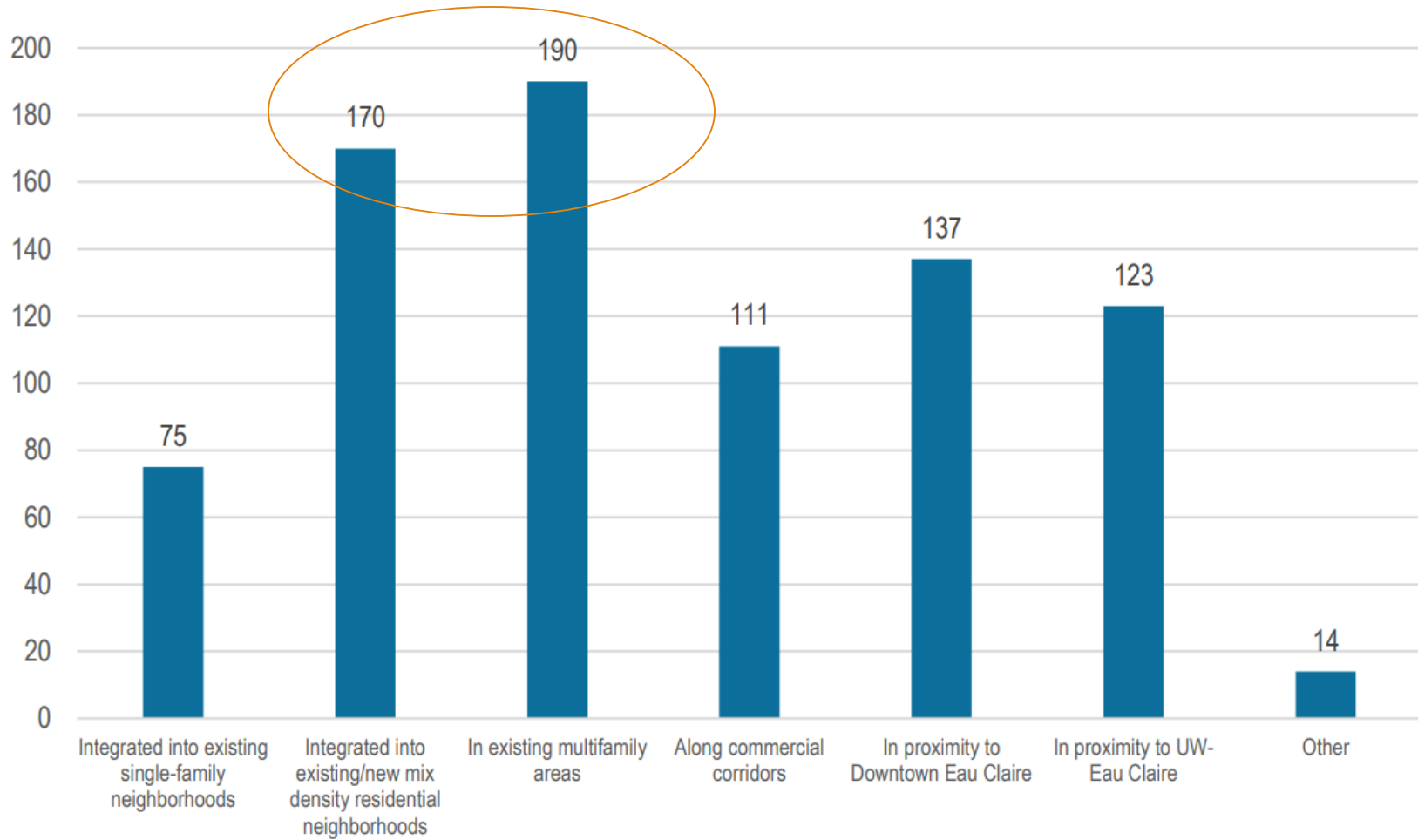
Which location in the community do you think tiny homes, accessory dwelling units, and duplexes are appropriate in? Select all that apply.



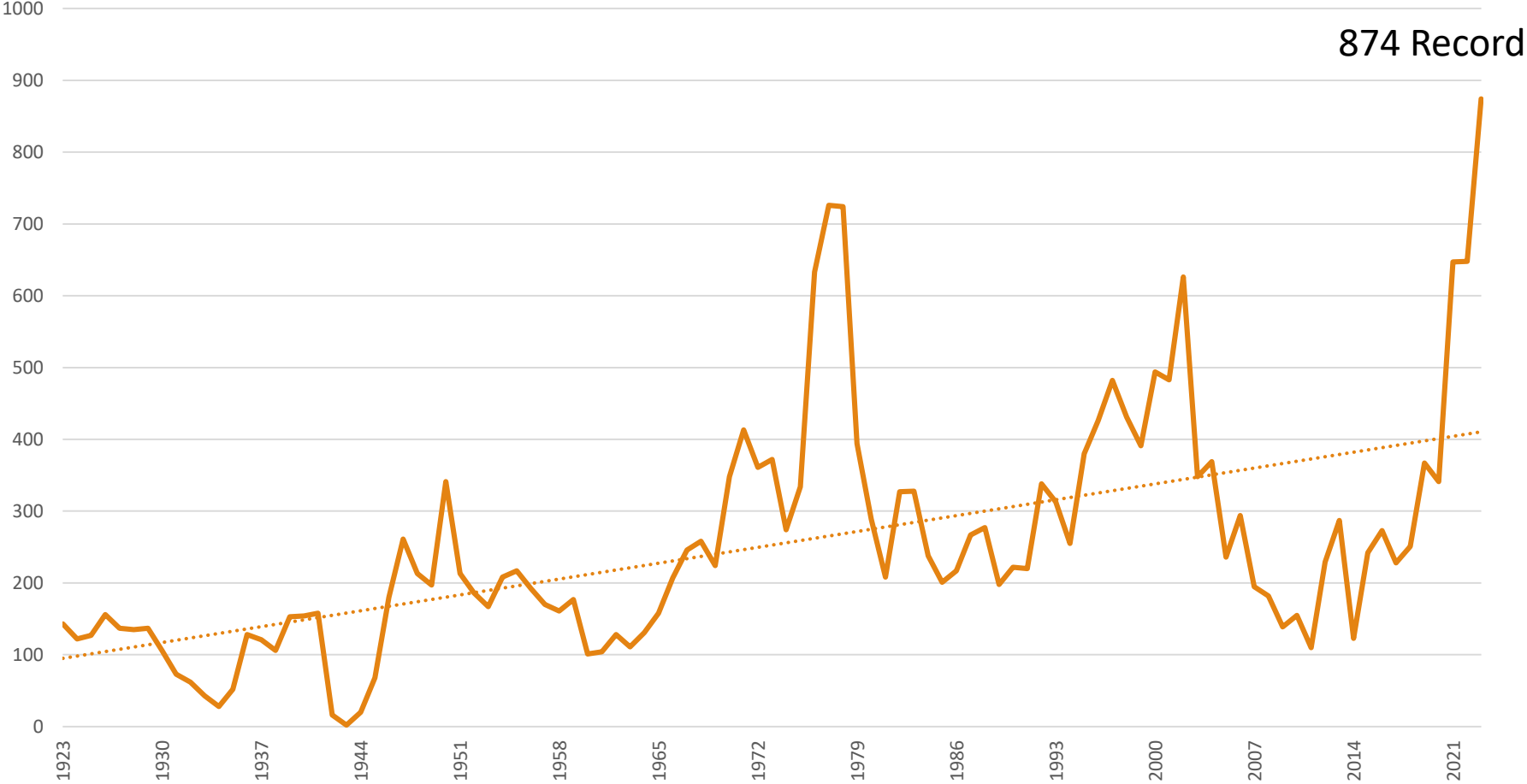
Residential medium-density housing types

Question 16:

Which location(s) in the community do you think triplexes, townhomes/rowhomes, cottage courts, and medium-size multifamily buildings are appropriate in?



100 Years - City of Eau Claire Dwelling Units Per Year





Zillow Home Value Index

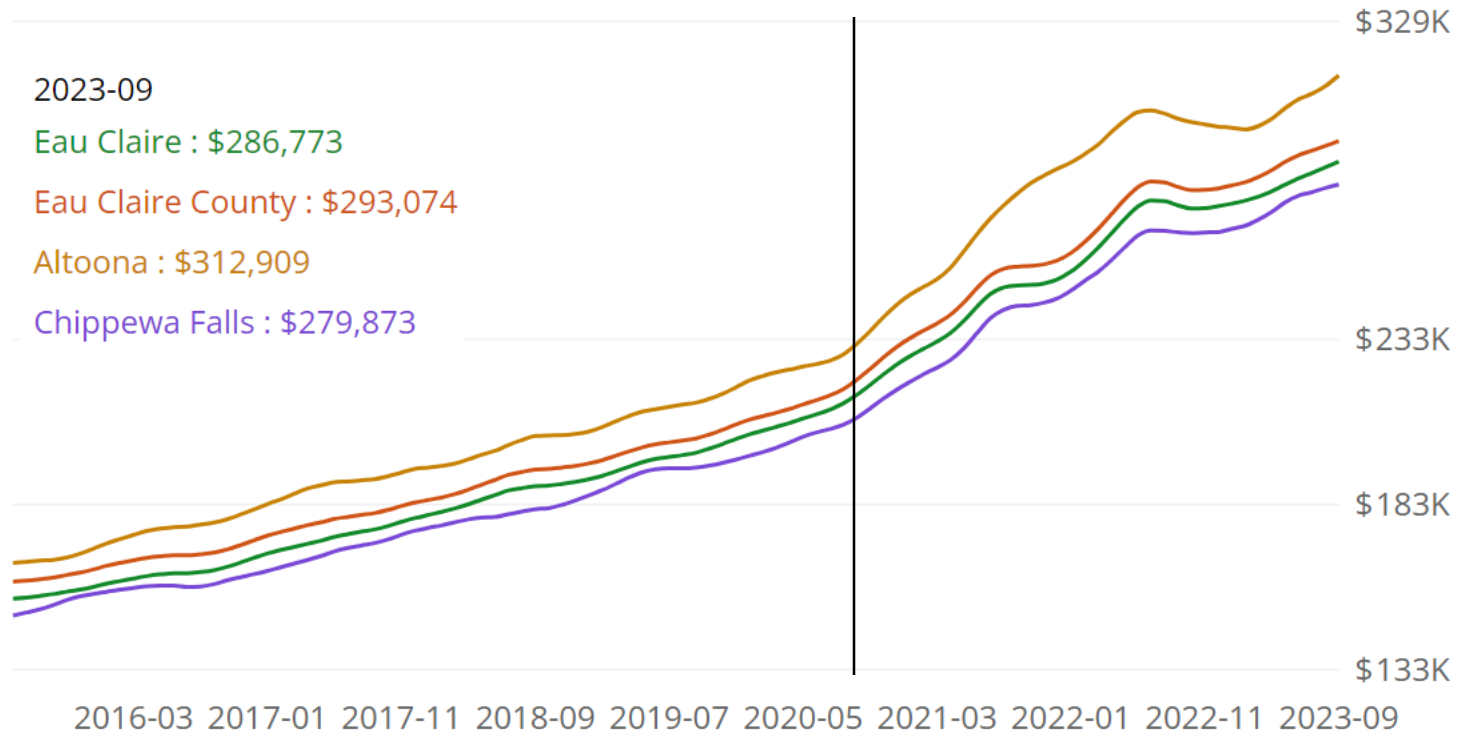
All homes

1-yr

5-yr

Max

Eau Claire Eau Claire County Altoona Chippewa Falls



Est. Home Values vs. 2022 New Construction Costs (no lot)

SFU \$342k, Duplx \$420k, Multi \$137k

ADVERTISEMENT

URBAN ISSUES

Zoning Changes Have Small Impact on Housing Supply

A new report from the Urban Institute attempts to measure the impact of a broad array of zoning reforms on housing supply and cost. The effects are significant, but very small, researchers found.

April 10, 2023 • Jared Brey



ADVERTISEMENT

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INFRASTRUCTURE

Texas Surpasses California V
Solar Power

Oct. 27, 2023

POLITICS

According to a new study from the Urban Institute, it's true that zoning reform helps create more housing units, but there's no evidence it makes housing cheaper.

Questions?

