



City of Eau Claire Sustainable Development Zoning Codes

Ordinances

The following is a list of zoning ordinances in the City's Municipal Code that pertain directly to sustainability.

Chapter 18: Zoning Ordinance

- **Agricultural Uses** are either permitted or a conditional use in R-1A (Non-Sewered One-Family District).
- **Greenhouses** (accessory) are allowed in residential districts. Commercial Greenhouses are allowed in some commercial districts, and in both industrial districts.
- **Photovoltaics** (solar panels) are allowed per electrical permit.
- **Wind Energy** Conversion Systems are allowed via a condition use permit in all residential, commercial and industrial districts.
- **Residential Districts** offer the ability for greater density in RM, R-3, R-4 districts.
- **Dwelling Units** are allowed on ground floor and above the first floor in certain commercial districts either by a conditional use permit or as a permitted use.
- **Accessory Dwelling Units** (granny-flats) are allowed in addition to the principal dwelling unit in R-1A, R-1, R-2 districts.
- **Home Occupations** are allowed in all residential districts as a conditional use.
- **Commercial Districts** range from the neighborhood level, community or region, to the central business district.
- **Heavy Manufacturing** is only allowed in the I-2 district and regulated to the minimum standards necessary to assure safe, functional, efficient and environmentally sound development.
- **Public Districts** allow parks, recreational facilities and other public uses like schools, government buildings, and power generation plants.
- **Public Utility Facilities** are allowed in residential and commercial districts by a conditional use permit.
- **Recycling Facilities** are allowed in some commercial districts either as accessory, permitted or conditional uses and in industrial districts also.
- **Planned Developments** allow zoning flexibility to help create master planned neighborhoods which can have a variety of land uses at different levels of densities, reduce infrastructure costs and energy use through the clustering of dwellings/other uses, and preservation of open space/natural areas.
- **Traditional Neighborhood District** allows for narrow streets, multi-modal transportation, compact form, mixed-use, human scaled, civic/open space, and traditional design of new or redeveloped projects.
- **Conservancy District** preserves areas in their natural state.
- **Floodplain Overlay District** regulates development of land along a watercourse or water body that is prone to flooding.
- **Shoreland and Wetland Overlay District** preserves their quality, function and aquatic life, controls and prevents pollution, and sets forth development standards for abutting properties.



City of Eau Claire Sustainable Development Zoning Codes

- **Parking Reductions** for planned mixed-use projects that share the parking supply; if bicycle parking is offered; for projects located within 500 feet of a bus route; projects located in downtown; or those that provide a parking study.
- **Minimum Off-Street Parking Requirements.** In order to prevent excessive lot coverage with pavement or similar hard surfaces and to reduce the heat and surface water run-off from excessive parking areas, the off-street parking area for nonresidential uses shall not exceed the minimum number of spaces required by more than 25%, except as approved by the Commission, based on a parking analysis that shows the need for the extra parking.
- **Conditional Uses** allow dwellings in most commercial districts, conversion of certain dwellings to greater density, and others uses as already noted.
- **Impervious Surface Maximums** for residential lot coverage and hard surfaces.
- **Light Fixtures** should be shielded to reduce dark sky light pollution (18.10.060)
- **Site Plans** (18.45) shall follow these regulations:
 - Existing natural topographic and landscape features of a site shall be incorporated into a development plan to protect the natural environment.
 - All areas not otherwise occupied by structures or paved areas shall be landscaped as per the City's Landscape Manual.
 - Interior circulation of the site shall be designed to provide for the convenient and safe flow of pedestrians and non-pedestrian traffic on the site and onto and from public streets or sidewalks.
 - Sites shall be lighted with fixtures, which relate to the scale and design of the development and which have an intensity high enough to maintain security and low enough to avoid being a nuisance.
 - Outdoor activity areas, parking lots, storage yards, trash areas and other exterior features or uses shall be adequately landscaped or screened to minimize any potential nuisance.
 - Recyclable materials storage areas are required for any use that generates significant amounts of recyclable materials and such areas shall be screened.
 - If applicable, follow the City's Multi-Family Housing Design Manual.