





EAU CLAIRE, WISCONSIN

# CENTURY CODE UPDATE

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Honoring the last 100 years and planning for the next



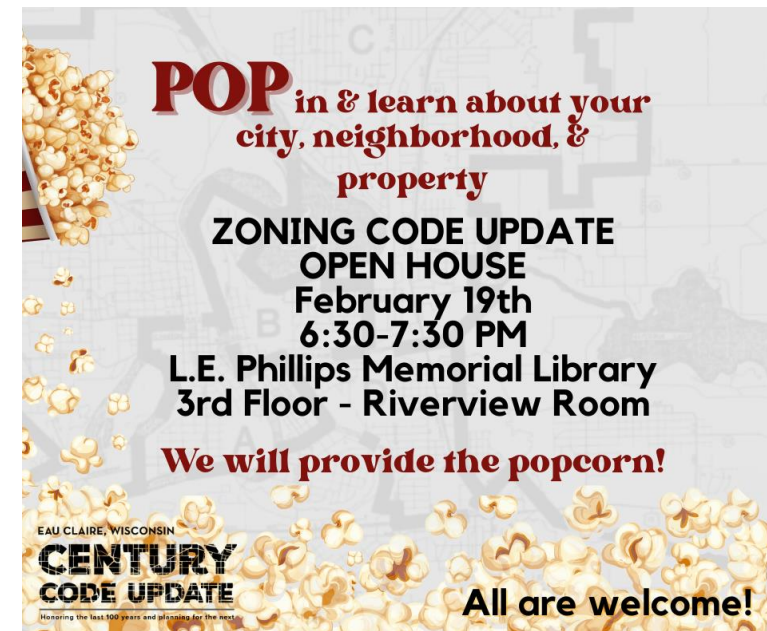
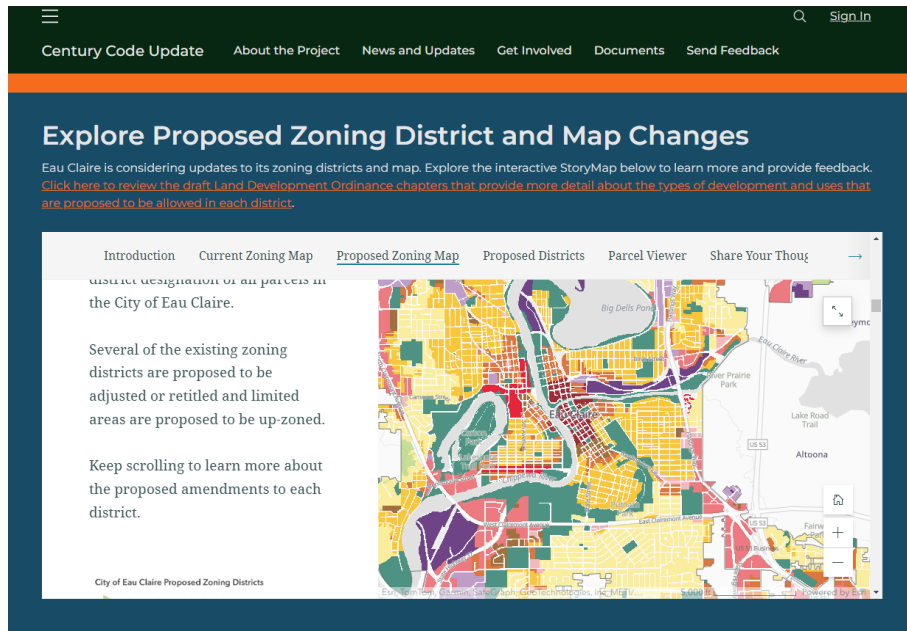
ZPAC Meeting #5  
February 19, 2024

# ZPAC Meeting Format

- » Consultant Presentation
- » City Council & Plan Commission Review, Discussion, Direction
- » Public Input at open house

# Open House Format

- » District & Uses Story board stations to review, ask questions of staff/consultant and share input
- » Review draft Chapters and StoryMap on the project website



# Agenda

- » Project Overview
- » Proposed Zoning Districts Overview
  - » Purpose of Proposed Zoning District Changes
  - » District Specific Overview
- » Chapter 2: District Standards Overview
  - » Structure, Purpose, and Applicability of Chapter
  - » District Specific Overview
- » Chapter 3: Supplemental Use Standards Overview
  - » Structure, Purpose, and Applicability of Chapter
  - » Principal, Accessory, and Temporary Uses Overview
- » Get Involved & Next Steps








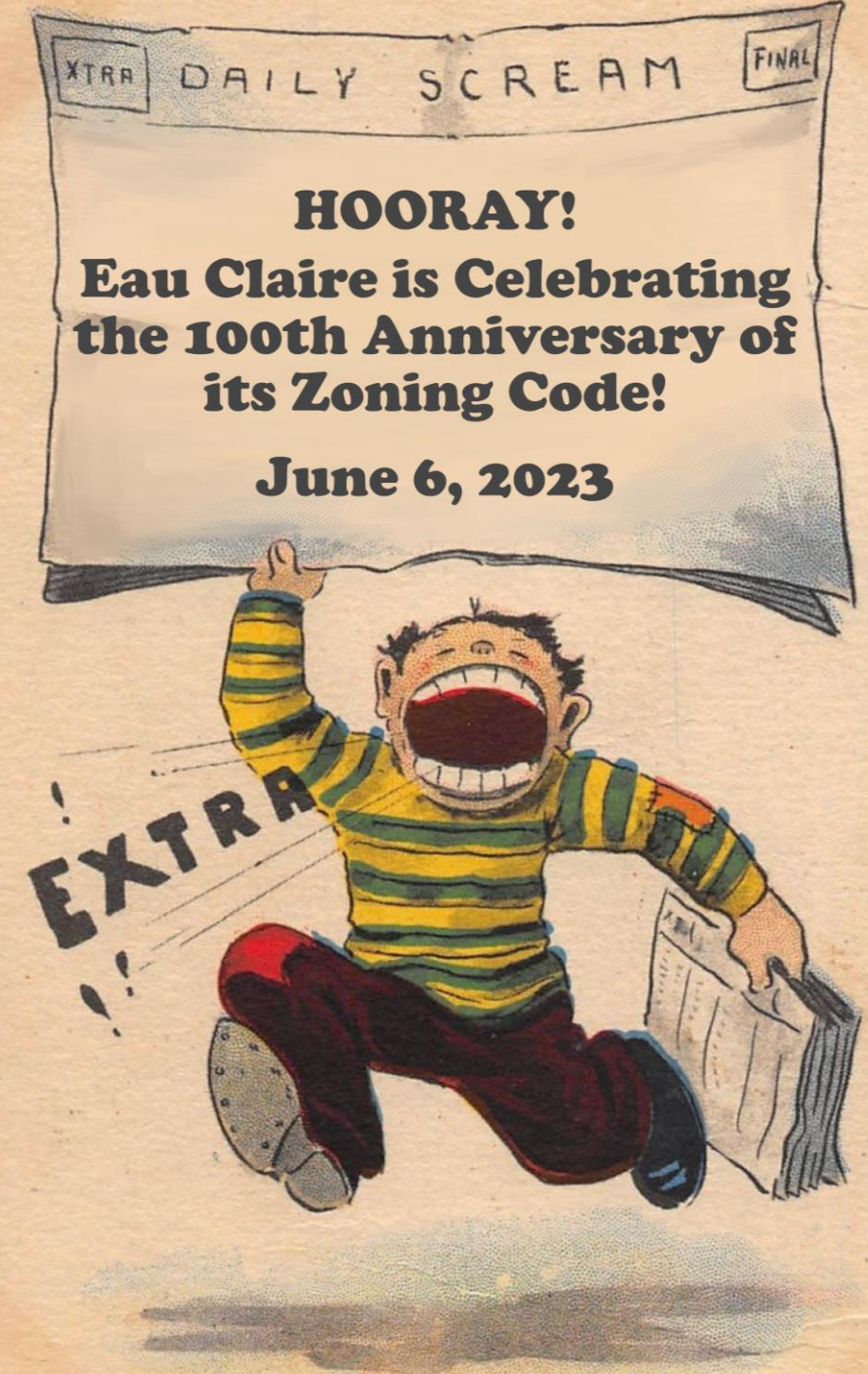
# Project Overview

## Purpose, Process, & Values





# Why the Century Code Update?



# 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.



# 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

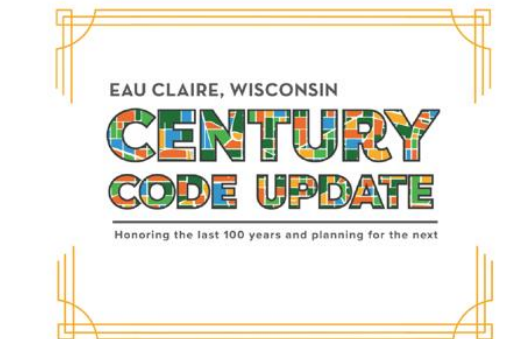
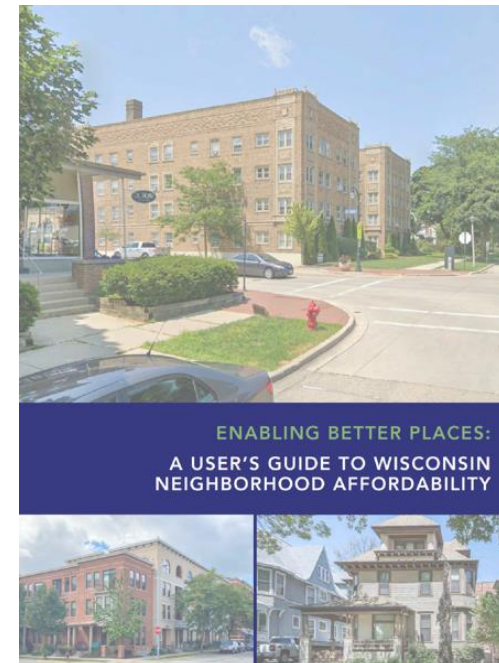
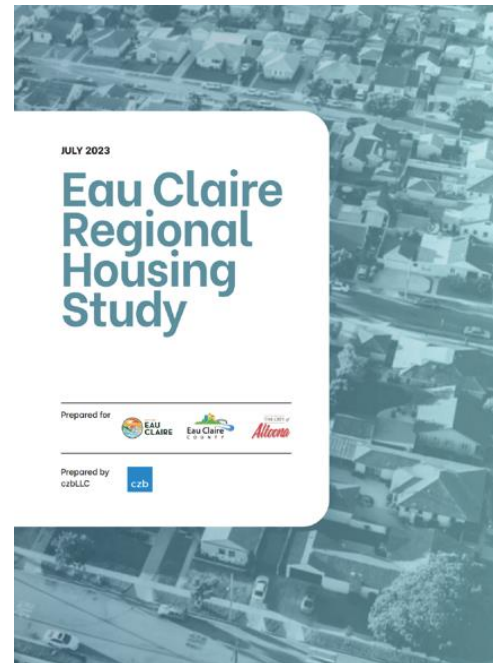
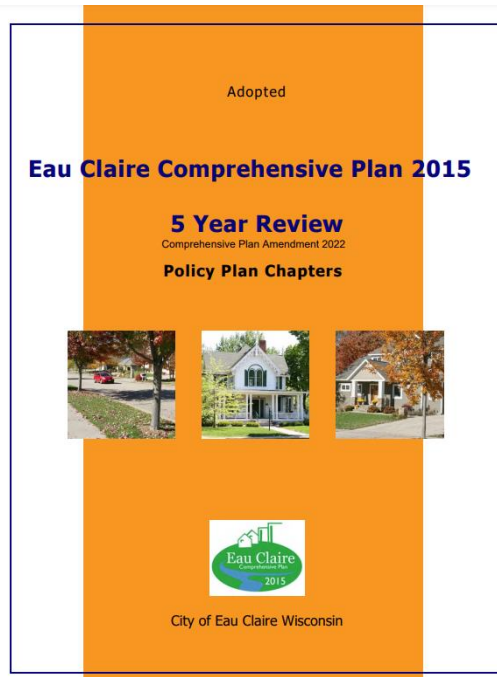


# Century Code Update Process

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



# Century Code Update Process







# Proposed Zoning Districts Overview





## Chapter 2: Zoning Districts



# Chapter 2: Zoning Districts

## **Purpose**

- » Establish district purpose, dimensional standards, and allowed encroachments, to:
  - » Implement the intent of this ordinance and the Comprehensive Plan,
  - » Allow for orderly development,
  - » Protect natural resources.

## **Structure**

- » General Provisions
- » Establishment of Districts
- » Base Zoning Districts
- » Overlay Districts
- » Dimensional Standards, Encroachments, Exceptions and Adjustments

# Chapter 2: District Standards

## Establishment of Districts

**Table 17.02.02(A) Base Districts**

NSR - Non-Sewered Residential Legacy District

GR - General Residential District

NR - Neighborhood Residential District

MR - Mixed-Residential District

UR - Urban Residential District

NC - Neighborhood Commercial District

CC - Corridor Commercial District

UC - Urban Commercial District

DT - Downtown District

LI - Light Industrial District

HI - Heavy Industrial District

P - Public District

**Table 17.02.02(B) Overlay Districts**

PD-O - Planned Development Overlay District

FP-O - Floodplain Overlay District

SW-O - Shoreland Wetlands Overlay District

HP-O - Historic Preservation Overlay District

AP-O - Airport Overlay District

FD-O - Fire District Overlay

**As we review the draft proposed district purpose and intent statements and bulk and dimensional standards, share your thoughts on the appropriateness of the regulations in the identified areas of Eau Claire.**



## Chapter 2: Zoning Districts

# GR General Residential

The GR District is established to accommodate **existing single-family detached neighborhoods** and allow for **gentle density increases** that are context **sensitive and responsive** to established neighborhood character and patterns of development. The District is also intended to accommodate **missing middle density infill development, in select locations** adjoining higher-density neighborhoods, along collector roads, and in areas of transition between housing and nonresidential development.

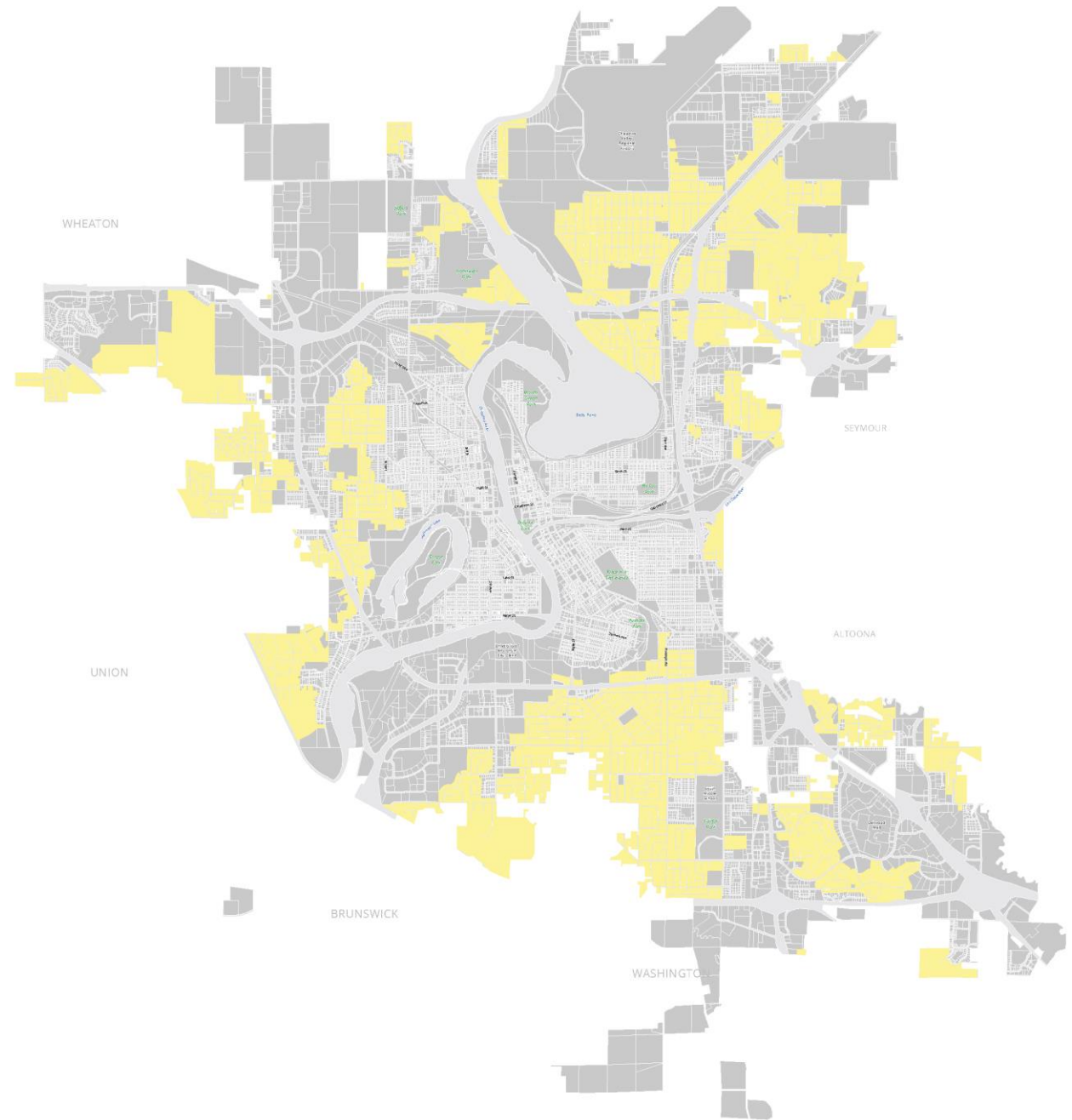
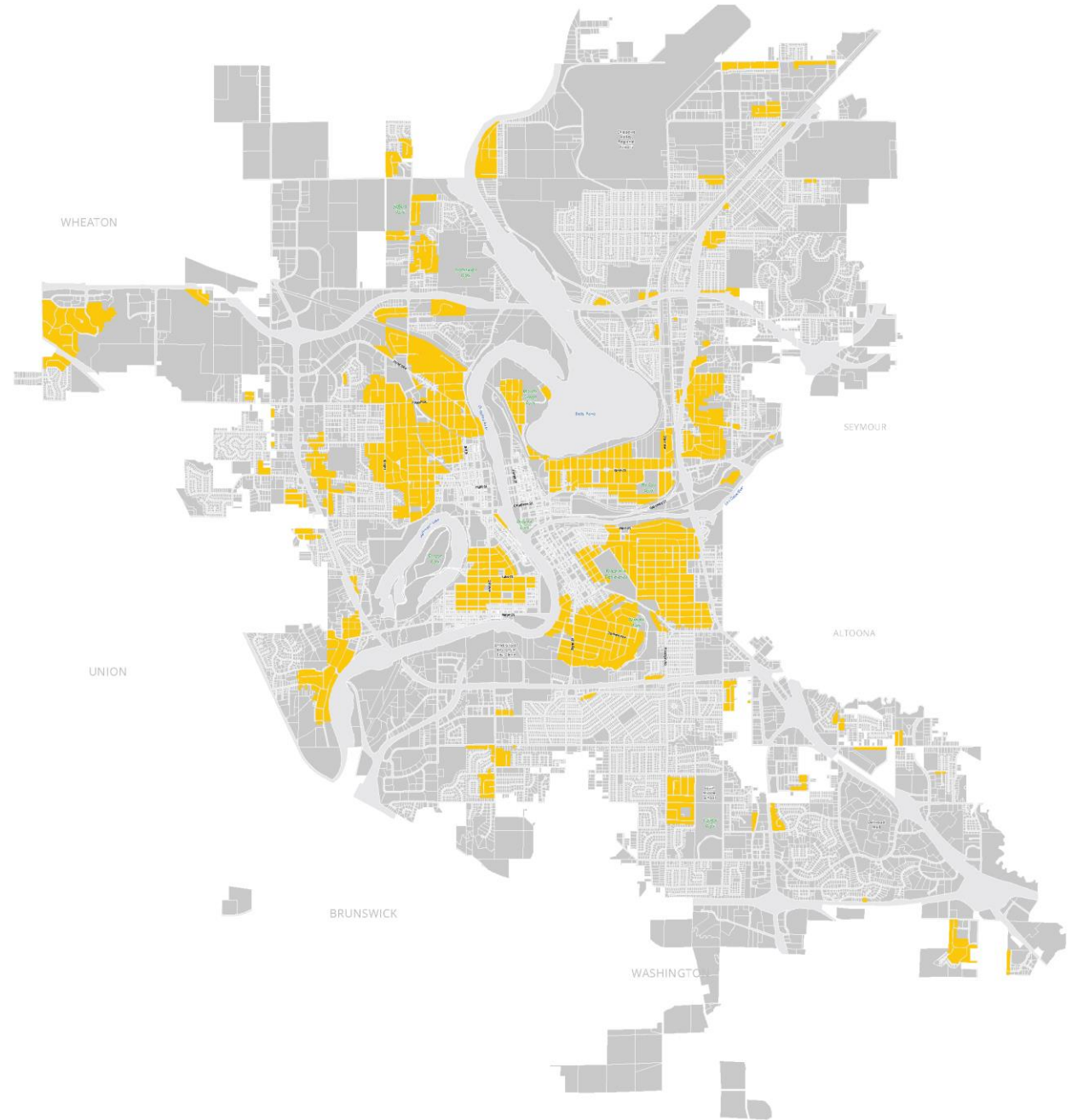


Table 17.02.03(B) GR District Dimensional Standards	One-Unit Dwelling		Two-Unit Dwelling		Triplex		Quadplex		All Other Uses
	w/ Alley	w/o Alley	w/ Alley	w/o Alley	w/ Alley	w/o Alley	w/ Alley	w/o Alley	w/ or w/o Alley
<i>Lot Standards</i>									
Lot Area, Minimum (sq ft)	3,000	3,000	4,000	4,000	6,000	6,000	8,000	8,000	8,000
Lot Width, Minimum (ft)	30	40	40	50	50	60	50	60	50
<i>Yard Setbacks</i>									
Front, Minimum (ft)	20	20	20	20	20	20	30	30	30
Street Side, Minimum (ft)	10	10	10	10	10	10	10	10	10
Interior Side, Minimum (ft)	5	5	5	5	5	5	5	5	5
Rear, Minimum (ft)	20	20	20	20	20	20	20	20	20
<i>Building Standards</i>									
Height, Maximum (ft)	35	35	35	35	35	35	35	35	35
Impervious Coverage, Maximum (%)	65	70	65	70	65	70	65	70	65
<i>Notes</i>									
(1) If parcels subdivided along partition wall, lot area minimum shall be 3,000 square feet.									
(2) If parcels subdivided along partition wall, lot width minimum shall be 30 feet if alley loaded and 40 feet if not alley loaded.									

## Chapter 2: Zoning Districts

# NR Neighborhood Residential

The NR district is established to accommodate **existing single-family detached neighborhoods** and allow for **gentle to missing middle density increases** that are context **sensitive and responsive** to established neighborhood character and patterns of development. The district is also established to accommodate the development of **new neighborhoods** that are **compact, pedestrian oriented, and include a range of housing types, densities, and building configurations**.





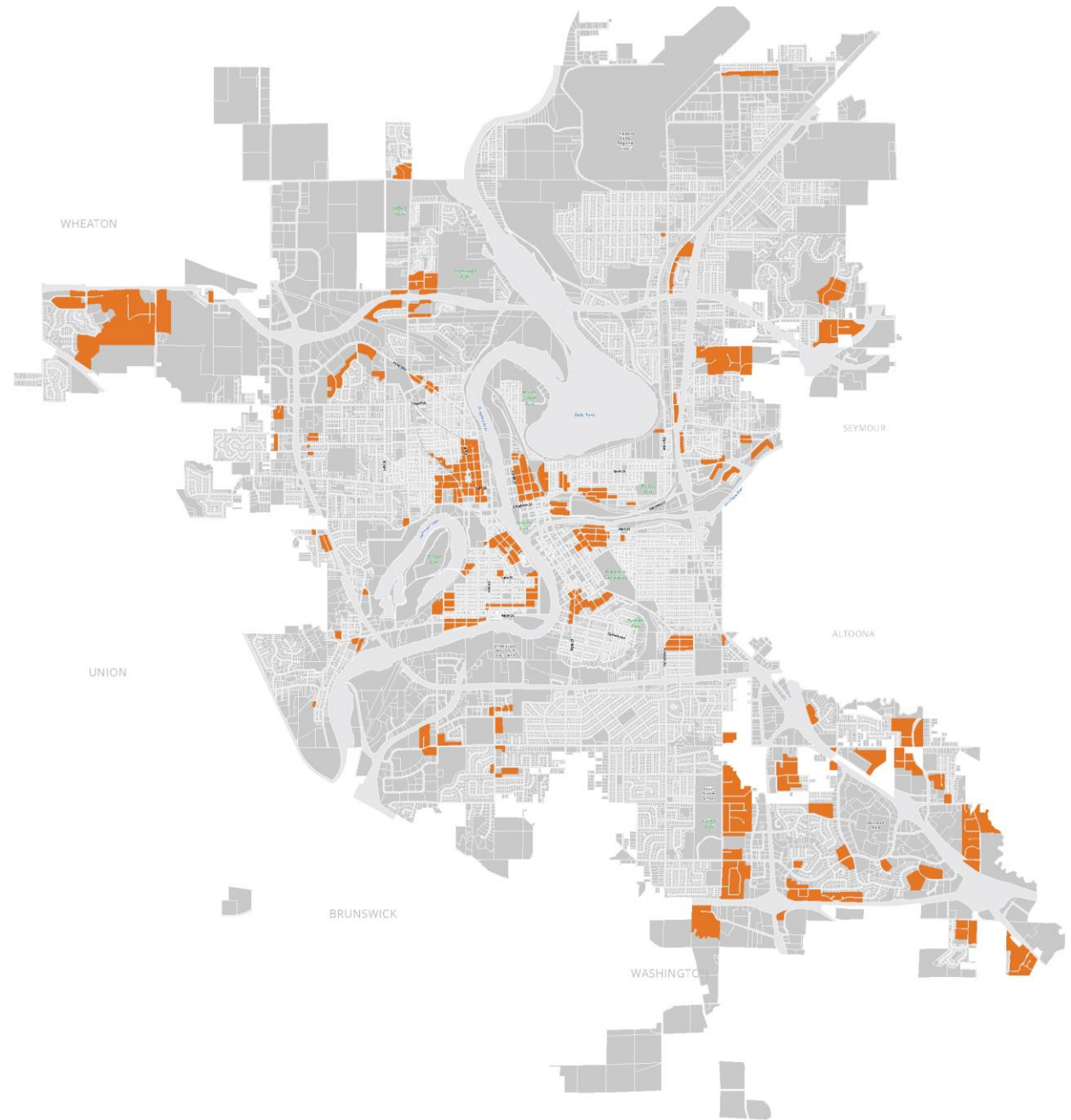
Comp Plan Policy: Review zoning regulations in older neighborhoods to accommodate non-conformities

Table 17.02.03(C) NR District Dimensional Standards	One-Unit Dwelling		Two-Unit Dwelling		Triplex		Quadplex		All Other Uses
	w/ Alley	w/o Alley	w/ Alley	w/o Alley	w/ Alley	w/o Alley	w/ Alley	w/o Alley	w/ or w/o Alley
<i>Lot Standards</i>									
Lot Area, Minimum (sq ft)	3,000	3,000	4,000 <sup>1</sup>	4,000 <sup>1</sup>	6,000	6,000	8,000	8,000	8,000
Lot Width, Minimum (ft)	30	40	40 <sup>2</sup>	50 <sup>2</sup>	50	60	50	60	50
<i>Yard Setbacks</i>									
Front, Minimum (ft)	20	20	20	20	20	20	30	30	30
Street Side, Minimum (ft)	10	10	10	10	10	10	10	10	10
Interior Side, Minimum (ft)	5	5	5	5	5	5	5	5	5
Rear, Minimum (ft)	20	20	20	20	20	20	20	20	20
<i>Building Standards</i>									
Height, Maximum (ft)	35	35	35	35	35	35	35	35	35
Impervious Coverage, Maximum (%)	65	70	65	70	65	70	65	70	65
<i>Notes</i>									
(1) If parcels subdivided along partition wall, lot area minimum shall be 3,000 square feet.									
(2) If parcels subdivided along partition wall, lot width minimum shall be 30 feet if alley loaded and 40 feet if not alley loaded.									

## Chapter 2: Zoning Districts

# MR Mixed Residential

The MR District is established to accommodate **new and existing neighborhoods** that are **compact, pedestrian oriented**, and include a **range of housing types, densities, and building configurations**. Higher density housing types should be located in **transitional spaces** between commercial and lower density housing areas and **near streams, parks, parkways, and greenways**.



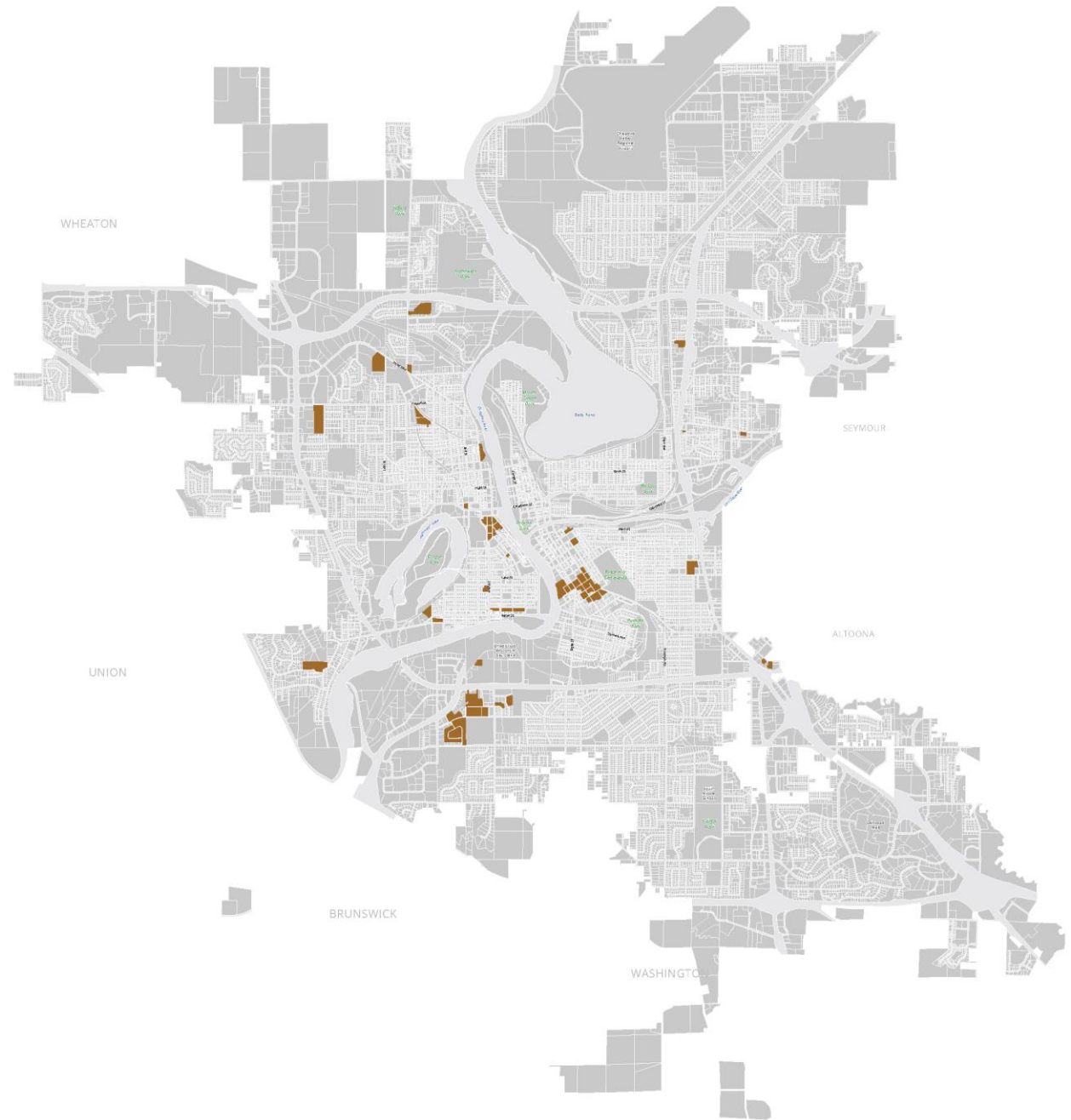
<b>Table 17.02.03(D) MR Mixed Residential District Dimensional Standards</b>	<i>One- and Two-Unit Dwelling</i>		<i>Triplex / Quadplex, Multi-Unit Building</i>		<i>Cottage/ Tiny House Court</i>	<i>Rowhouse</i>		<i>Other Allowed Uses</i>
	w/ Alley	w/o Alley	w/ Alley	w/o Alley	w/ or w/o Alley	w/ Alley	w/o Alley	w/ or w/o Alley
<i>Lot Standards</i>								
Lot Area, Minimum (sq ft)	2,500	n/a	5000 <sup>(1)</sup>		15,000	2,500		7,000
Lot Width, Minimum (ft)	25	n/a	50	60	150	20	30	50
<i>Yard Setbacks</i>								
Front, Minimum (ft)	15	n/a	15	15	15	15	15	15
Street Side, Minimum (ft)	10	n/a	10	10	10	10	10	10
Interior Side, Minimum (ft)	5	n/a	5	5 <sup>(2)</sup>	5	5 <sup>(3)</sup>	5 <sup>(3)</sup>	5
Rear, Minimum (ft)	20	n/a	20	20	20	20	20	20
<i>Building Standards</i>								
Height, Maximum (ft)	45	n/a	45		18	45		45
Impervious Coverage, Maximum (%)	80	n/a	80	80	80	80	80	40
<i>Notes</i>								
(1) 1,000 additional square feet of lot area shall be provided per each unit above four units.								
(2) 10 feet shall be required for multi-unit buildings								
(3) Required setback shall be 0 feet if fire-rated partition wall is provided								



## Chapter 2: Zoning Districts

# UR Urban Residential

The UR District is established to accommodate **new and existing neighborhoods** that are **compact, pedestrian oriented**, and include a **range of higher density housing types, building configurations, and development styles**. New development in the district should be located in **transitional spaces** between commercial and lower density housing areas and should **create mixed use activity centers**, as described in the Comprehensive Plan.



## Chapter 2: Zoning Districts

# UR Urban Residential

The UR District is established to accommodate **new and existing neighborhoods** that are **compact, pedestrian oriented**, and include a **range of higher density housing types, building configurations, and development styles**. New development in the district should be located in **transitional spaces** between commercial and lower density housing areas and should **create mixed use activity centers**, as described in the Comprehensive Plan.

Table 17.02.03(E) UR Urban Residential District Dimensional Standards	Multi-unit Building		Rowhouse		Other Allowed Uses
	w/ Alley	w/o Alley	w/ Alley	w/o Alley	w/ or w/o Alley
<i>Lot Standards</i>					
Lot Area, Minimum (sq ft)	5000 <sup>(1)</sup>		2,000	n/a	7,000
Lot Width, Minimum (ft)	50	60	15	n/a	50
<i>Yard Setbacks</i>					
Front, Minimum (ft)	10	10	10	n/a	10
Front, Maximum (ft)	20	20	20	n/a	20
Street Side, Minimum (ft)	10	10	10	n/a	10
Street Side, Maximum (ft)	20	20	20	n/a	20
Interior Side, Minimum (ft)	10	10	10 <sup>(2)</sup>	n/a	10
Rear, Minimum (ft)	25	20	25	n/a	50
<i>Building Standards</i>					
Height, Maximum (ft)	120 <sup>(3)</sup>		45	n/a	120 <sup>(3)</sup>
Impervious Coverage, Maximum (%)	80	80	80	n/a	80
<i>Notes</i>					
(1) 1,000 additional square feet of lot area shall be provided per each unit above six units.					
(2) Required setback may be 0 feet if fire-rated partition wall is provided per building code.					
(3) Buildings greater than 45 feet in height shall meet the building height transition standards of Section ###.					

## Chapter 2: Zoning Districts

# NC Neighborhood Commercial

The NC District is established to accommodate **small and moderate scale, local serving nonresidential nodes and activity centers** that provide nearby residents with **convenient access to public gathering space and day-to-day goods and services**. New development in the district should be **compact, pedestrian oriented, provide multimodal connectivity to surrounding development**, and include a **combination of single use and mixed use buildings**.





## Chapter 2: Zoning Districts

# NC Neighborhood Commercial

The NC District is established to accommodate **small and moderate scale, local serving nonresidential nodes and activity centers** that provide nearby residents with **convenient access to public gathering space and day-to-day goods and services**. New development in the district should be **compact, pedestrian oriented, provide multimodal connectivity to surrounding development**, and include a **combination of single use and mixed use buildings**.

**Table 17.02.03(F) NC  
Neighborhood Commercial  
District Dimensional Standards**

*All Uses*

### *Lot Standards*

Lot Area, Minimum (sq ft)	n/a
Lot Width, Minimum (ft)	30

### *Yard Setbacks*

Front, Minimum (ft)	5
Front, Maximum (ft)	20
Street Side, Minimum (ft)	5
Street Side, Maximum (ft)	10
Interior Side, Minimum (ft)	0 <sup>(1)</sup>
Rear, Minimum (ft)	0 <sup>(1)</sup>

### *Building Standards*

Height, Maximum (ft)	45
Impervious Coverage, Maximum (%)	90

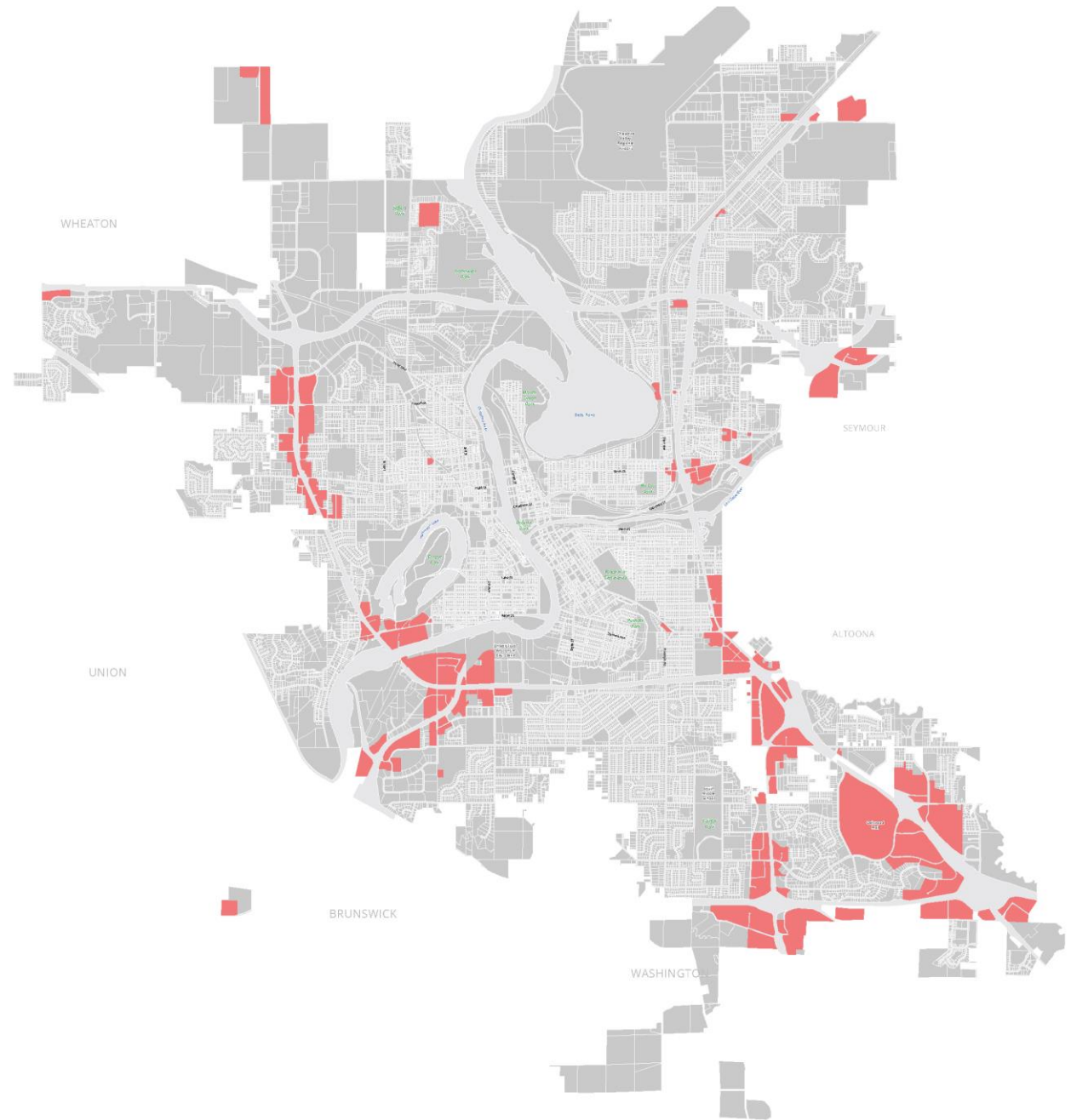
### *Notes*

(1) Setback shall be 10 feet when the adjacent to residential use.

## Chapter 2: Zoning Districts

# CC Corridor Commercial

The CC District is established to accommodate **large-scale, City-wide and regional serving nonresidential development and activity centers**. New development in the district should be located at **highly visible and accessible locations along major roadways** to facilitate convenient access and minimize traffic congestion while **supporting multimodal transportation** options through **internal and external site connections**.



## Chapter 2: Zoning Districts

# CC Corridor Commercial

The CC District is established to accommodate **large-scale, City-wide and regional serving nonresidential development and activity centers**. New development in the district should be located at **highly visible and accessible locations along major roadways** to facilitate convenient access and minimize traffic congestion while **supporting multimodal transportation** options through **internal and external site connections**.

**Table 17.02.03(G) CC Corridor Commercial District Dimensional Standards**

*All Uses*

### *Lot Standards*

Lot Area, Minimum (sq ft)

n/a

Lot Width, Minimum (ft)

n/a

### *Yard Setbacks*

Front, Minimum (ft)

10

Front, Maximum (ft)

60

Street Side, Minimum (ft)

10

Street Side, Maximum (ft)

60

Interior Side, Minimum (ft)

0<sup>(1)</sup>

Rear, Minimum (ft)

0<sup>(1)</sup>

### *Building Standards*

Height, Maximum (ft)

n/a<sup>(2)</sup>

Impervious Coverage, Maximum (%)

90

### *Notes*

(1) Setback shall be 10 feet when the adjacent to residential use.

(2) Buildings greater than 45 feet in height shall meet the building height transition standards of Section ###.



## Chapter 2: Zoning Districts

# UC Urban Commercial

The UC District is established to accommodate **unique community focal points** where Eau Claire residents **gather, socialize, live, work, and shop**. New development in the district should be **pedestrian oriented, creative in its placemaking**, and include a **mix of residential and nonresidential uses**.



## Chapter 2: Zoning Districts

# UC Urban Commercial

The UC District is established to accommodate **unique community focal points** where Eau Claire residents **gather, socialize, live, work, and shop**. New development in the district should be **pedestrian oriented, creative in its placemaking**, and include a **mix of residential and nonresidential uses**.

Table 17.02.03(H) UC Urban Commercial District Dimensional Standards	All Uses
Lot Standards	
Lot Area, Minimum (sq ft)	n/a
Lot Width, Minimum (ft)	n/a
Yard Setbacks	
Front, Minimum (ft)	0
Front, Maximum (ft)	10
Street Side, Minimum (ft)	0
Street Side, Maximum (ft)	10
Interior Side, Minimum (ft)	0
Rear, Minimum (ft)	0
Building Standards	
Height, Maximum (ft)	n/a <sup>(1)</sup>
Height, Minimum (stories)	2
Frontage Build Out, Minimum (%)	70 <sup>(2)</sup>
Impervious Coverage, Maximum (%)	100
Notes	
(1) Buildings greater than 45 feet in height shall meet the building height transition standards of Section ###.	
(2) Primary frontage, if on multiple streets.	

## Chapter 2: Zoning Districts

# DT Downtown

The DT District is established to **preserve and enhance Eau Claire's historic commercial core** as a **dense, diverse, and walkable regional destination**. New development and redevelopment should locate buildings along the property line to **create a desirable sense of enclosure and consistent street wall** with activated storefronts. Development should **primarily be mixed use with ground floor commercial uses and upper floor residential uses**. Rooftop or outdoor **gathering space is required**, and adaptive reuse is promoted for specific residential and mixed-use development types.





## Chapter 2: Zoning Districts

# DT Downtown

The DT District is established to **preserve and enhance Eau Claire's historic commercial core** as a **dense, diverse, and walkable regional destination**. New development and redevelopment should locate buildings along the property line to **create a desirable sense of enclosure and consistent street wall** with activated storefronts. Development should **primarily be mixed use with ground floor commercial uses and upper floor residential uses**. Rooftop or outdoor **gathering space is required**, and adaptive reuse is promoted for specific residential and mixed-use development types.

Table 17.02.03(I) DT Downtown District Dimensional Standards	All Uses
Lot Standards	
Lot Area, Minimum (sq ft)	n/a
Lot Width, Minimum (ft)	n/a
Yard Setbacks	
Front, Minimum (ft)	0
Front, Maximum (ft)	0 <sup>(1)</sup>
Street Side, Minimum (ft)	0
Street Side, Maximum (ft)	0 <sup>(1)</sup>
Interior Side, Minimum (ft)	0
Rear, Minimum (ft)	0
Building Standards	
Height, Maximum (ft)	n/a <sup>(2)</sup>
Height, Minimum (stories)	2
Frontage Build Out, Minimum (%)	85 <sup>(3)</sup>
Impervious Coverage, Maximum (%)	100
Notes	
(1) Setback may be up to 5 feet if the resulting area is improved with outdoor dining/seating furnishing, landscape planters, public art, or other permanent feature approved by the Zoning Administrator.	
(2) Buildings greater than 45 feet in height shall meet the building height transition standards of Section ###.	
(3) Primary frontage, if on multiple streets	

## Chapter 2: Zoning Districts

# PUD-O Planned Unit Development

The PUD-O district is established to **achieve high quality, creative, and innovative** land planning and site design that furthers the objectives of the City, but which **cannot be achieved through the strict application** of the development and design standards of this LDO. The PUD-O district provides a **process by which customized development and design standards may be approved** that meet the needs and **character of the site-specific features and context of the district**.

Table ### PD-O Planned Unit Development Overlay District Dimensional Standards		All Uses Per Approved PUD
Lot Standards		
Lot Area, Minimum (sq ft)	Per Approved PUD or Per the Approved Underlying Zoning District	
Lot Width, Minimum (ft)		
Yard Setbacks		
Front, Minimum (ft)	Per Approved PUD or Per the Approved Underlying Zoning District	
Front, Maximum (ft)		
Street Side, Minimum (ft)		
Street Side, Maximum (ft)		
Interior Side, Minimum (ft)		
Rear, Minimum (ft)		
Building Standards		
Height, Maximum (ft)	Per Approved PUD or Per the Approved Underlying Zoning District	
Height, Minimum (stories)		
Frontage Build Out, Minimum (%)		
Impervious Coverage, Maximum (%)		



# PUD-O District PUD District Objectives

**Each PUD shall meet **all** the following objectives:**

- » Comprehensive Plan Alignment
- » Placemaking
- » Integrated Design with Identifiable Centers and Edges
- » Mix of Land Uses
- » Compatibility with Adjacent Land Uses
- » Landscape Conservation and Visual Enhancement
- » Open Space and Community Space
- » Archaeological, Historical, or Cultural Impact

**Each PUD shall meet **at least one** of the following objectives:**

- » Environmentally Sustainable Design
- » Affordability
- » Accessible Design
- » Other



# Chapter 2: Zoning Districts

## Dimensional Standards Encroachments, Exceptions, and Adjustments

### » Encroachments

#### » Yard Setbacks

### » Allowed Adjustments

#### » Lot Area and Width

#### » Yard Setbacks

### » Exceptions

#### » Height

**Table 17.02.05. Allowed Encroachments into Required Yard Setbacks**

Encroachment Type	Allowed Location	Limitations of Encroachment
Accessibility Ramps and Fire Escapes required by the Wisconsin Building Codes	any required setback	May encroach up to three and a half feet from the property line unless otherwise approved by the Zoning Administrator as a reasonable accommodation per Section ###.
Bay Windows and Balconies	front and street side yard setbacks	May encroach up to five feet from the applicable elevation of the building or no greater than five feet from the property line, whichever is greater.
	interior side and rear yard setbacks	May encroach up to three feet
	public right-of-way (air rights)	May encroach up to three feet from the curb if on an upper story and if approved by the City or WisDOT (whichever has authority over the right-of-way).
Building Entryway Design Features (Section ###)	front and street side yard setbacks	Shall comply with the standards of Table ###.
Covered Porches, Covered Decks, and Covered Patios	front and street side yard setbacks	May encroach up to five feet from the applicable elevation of the building or no greater than five feet from the





# Chapter 3: Use Standards





# Chapter 3: Use Standards

## **Purpose**

- » Establish the principal, accessory, and temporary uses allowed in each zoning district, including:
  - » how they are regulated (permitted, limited use, conditional use, etc.) and
  - » required supplemental standards.

## **Structure**

- » General Provisions
- » Classification of Uses
  - » Principal Uses
  - » Accessory Uses
  - » Temporary Uses

## Chapter 3: Use Standards

# Principal Uses

- » P = Permitted Use
  - » By-Right Approval
- » L = Limited Use
  - » Administrative Approval
- » C = Conditional Use
  - » Quasi-Judicial
- » Blank = Prohibited Use
- » Uses not Listed = Interpretations Process to be established in Chapter 12

Table 17.03.03: Principal Uses		Key: P = Permitted Use; L = Limited Use; C = Conditional Use												
		SUPPLEMENTAL STANDARDS	NSR	GR	NR	MR	UR	NC	CC	UC	DT	LI	HI	P
RESIDENTIAL			NSR	GR	NR	MR	UR	NC	CC	UC	DT	LI	HI	P
Community Based Residential Facilities		Under Development												
Dormitory	###				P	P								P
Dwelling-Cottage/Tiny Home Court	###				P									
Dwelling-Two-Unit	###		P	P	P	L								
Dwelling-Multi-Unit Building, 5-12 units	###				P	P								
Dwelling-Multi-Unit Building, 13 + units	###				P	P		L						
Dwelling-Multi-Unit Complex	###					P								
Dwelling-Multi-Unit, above ground floor only	###							P	P	P	P			
Dwelling-One-Unit		P	P	P	P									
Dwelling-Rowhouse	###				P	P								
Dwelling-Triplex/Quadplex	###		L	P	P									
Live-Work Unit	###		L	L	P	P	P	P	P	P	P			
Manufactured Housing		P	P	P	P									
Single-Room Occupancy	###				L	L	L	L	L					
Assisted Living Facility					P	P	P	P	P					
PUBLIC & INSTITUTIONAL			NSR	GR	NR	MR	UR	NC	CC	UC	DT	LI	HI	P
Cemetery	###													P
Child/Adult Day Care Center	###					P	P	P	P	P				P
Civic Meeting Facilities		Under Development												
College/University														P
Hospital									P	P				P
Park		P	P	P	P	P	P	P	P	P	P	P	P	P
Place of Worship, less than 15,000 sq ft		Under Development												
Public Cultural and Community Facilities		Under Development												
Public Entertainment/Recreation Facility		Under Development												
Public Service/Safety Facility								P	P	P	P	P	P	P
School, Elementary	###	L	L	L	L	L	L	L	L	L	L			P
School, High	###	L	L	L	L	L	L	L	L	L	L			P
School, Middle	###	L	L	L	L	L	L	L	L	L	L			P
School Vocational/Technical									P			P	P	P



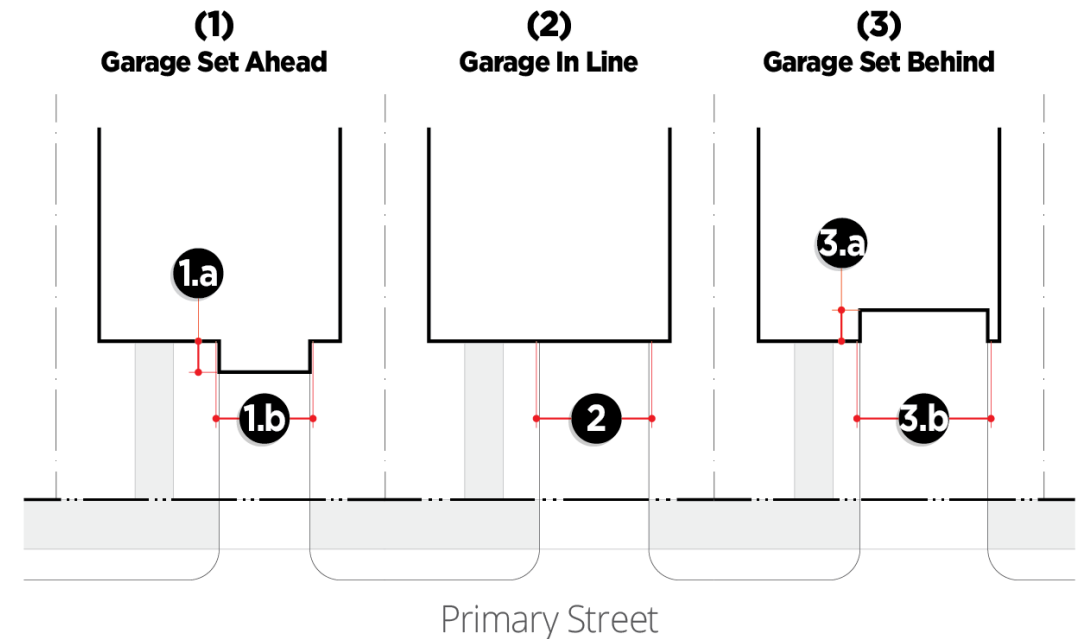
Table 17.03.03: Principal Uses	Key: P = Permitted Use; L = Limited Use; C = Conditional Use												
	SUPPLEMENTAL STANDARDS	NSR	GR	NR	MR	UR	NC	CC	UC	DT	LI	HI	P
RESIDENTIAL		NSR	GR	NR	MR	UR	NC	CC	UC	DT	LI	HI	P
Community Based Residential Facilities		Under Development											
Dormitory	###				P	P							P
Dwelling-Cottage/Tiny Home Court	###				P								
Dwelling-Two-Unit	###		P	P	P	L							
Dwelling-Multi-Unit Building, 5-12 units	###				P	P							
Dwelling-Multi-Unit Building, 13 + units	###				P	P		L					
Dwelling-Multi-Unit Complex	###					P							
Dwelling-Multi-Unit, above ground floor only	###						P	P	P	P			
Dwelling-One-Unit		P	P	P	P								
Dwelling-Rowhouse	###				P	P							
Dwelling-Triplex/Quadplex	###		L	P	P								
Live-Work Unit	###		L	L	P	P	P	P	P	P			
Manufactured Housing		P	P	P	P								
Single-Room Occupancy	###				L	L	L	L	L				
Assisted Living Facility					P	P	P	P	P				

## Chapter 3: Use Standards

# Residential Use Supplemental Standards

### Attached Garages on Front Façades

- » Standards proposed for new Two-Unit development
- » Garage Width and Placement Relationship with Front Façade
  - » Garage Set Ahead – max 45% of façade width
  - » Garage In Line – max 50% of façade width
  - » Garage Set Behind – max 55% of façade width



**EXAMPLE DIAGRAM  
ONLY**

## Chapter 3: Use Standards

# Residential Use Supplemental Standards

### Roof Style

- » Standards proposed for new Two-Unit and Triplex/Quadplex development
- » Two-Unit –required in GR district only
- » Triplex/Quadplex –required in all districts





## Chapter 3: Use Standards

# Residential Use Supplemental Standards

### Front Porches

- » Standards proposed for new Two-Unit, Cottage/Tiny Home Court, and Triplex/Quadplex development
- » Cottage/Tiny Home Building – required in all districts
- » Two-Unit –required in GR and NR district only
- » Triplex/Quadplex – required in all districts



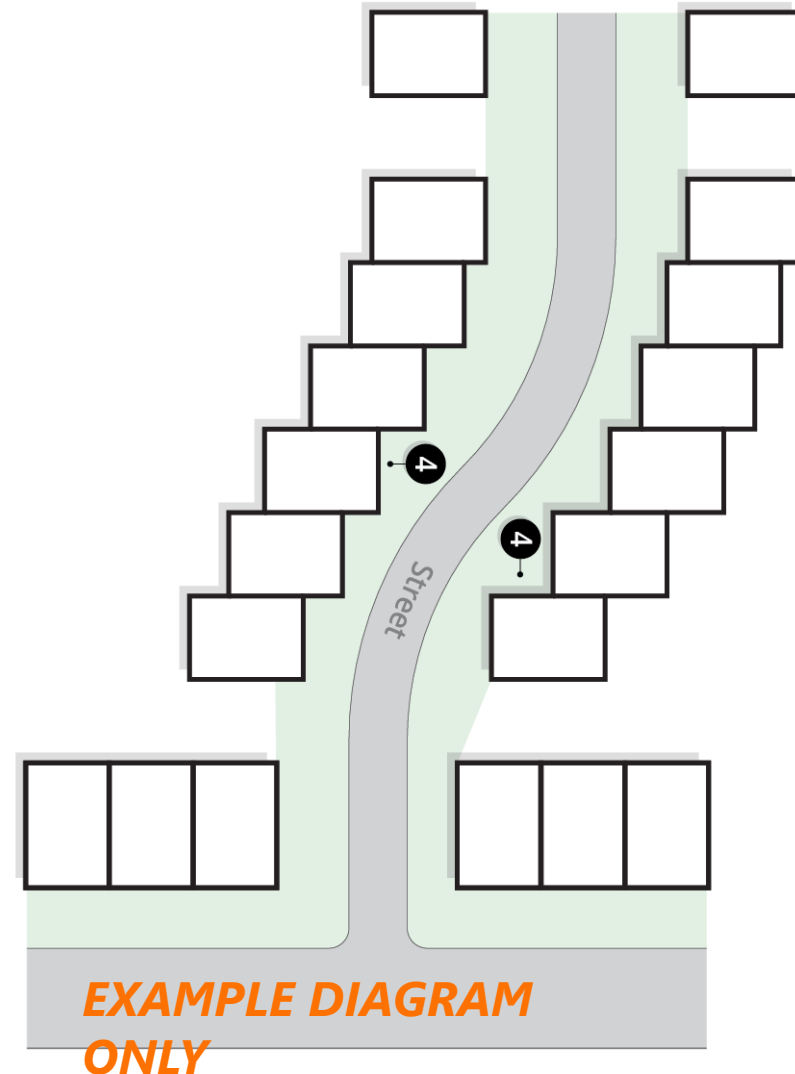


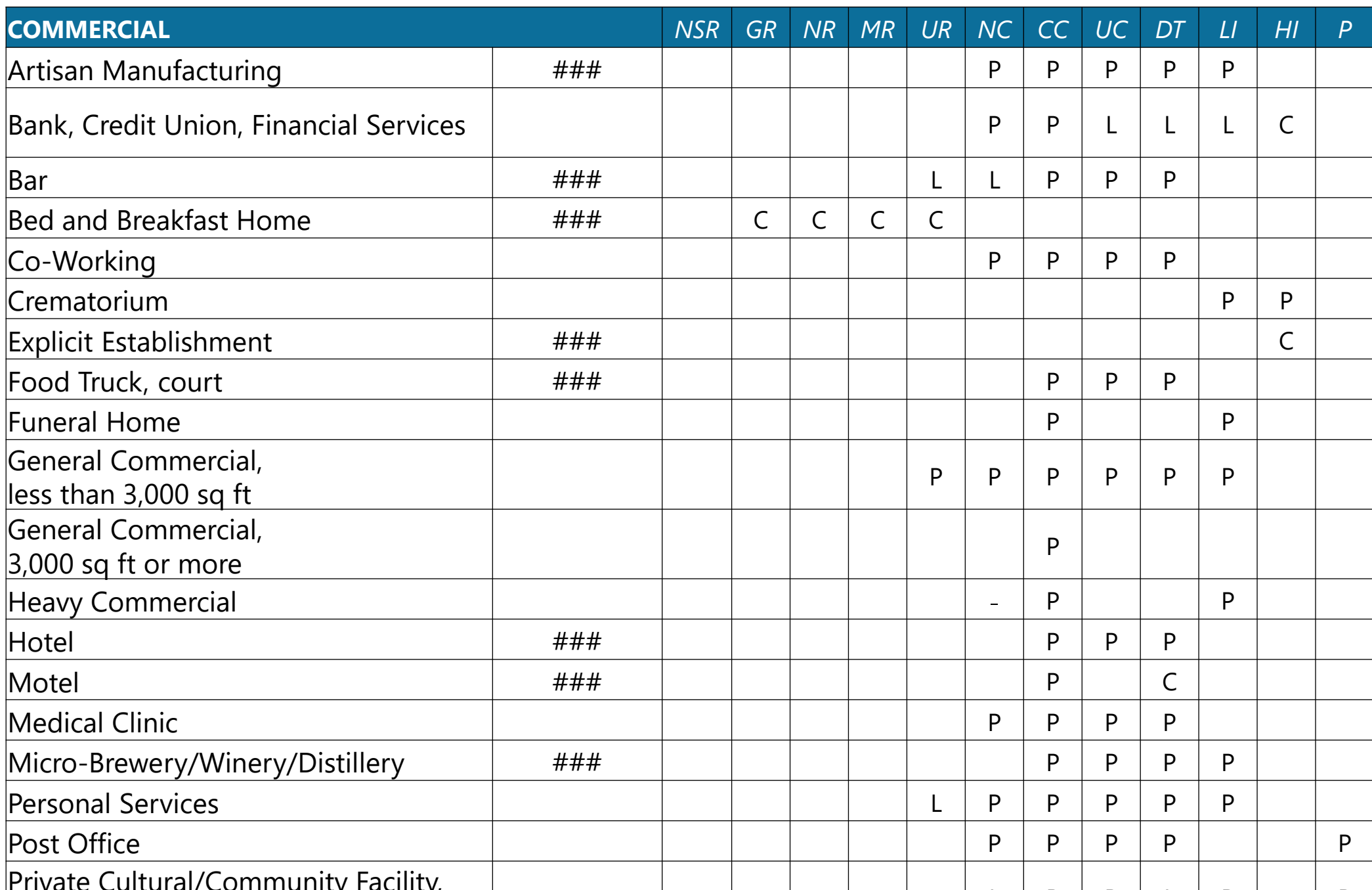
## Chapter 3: Use Standards

# Residential Use Supplemental Standards

### Rowhouse Clusters

- » Maximum of 6 rowhouse units per cluster to:
  - » Limit bulk/massing
  - » Incorporate more open space
- » Siting of units required to be staggered to define:
  - » Street edges
  - » Entry points
  - » Public gathering spaces







COMMERCIAL		NSR	GR	NR	MR	UR	NC	CC	UC	DT	LI	HI	P
Private Cultural/Community Facility, 15,000 sq ft or more							L	P	P	L	P		P
Private Cultural/Community Facility, less than 15,000 sq ft							P	P	P	P		P	P
Private Entertainment /Recreation Facility, 3,000 sq ft or more							L	P	P	L		P	P
Private Entertainment /Recreation Facility, less than 3,000 sq ft							P	P	P	P		P	P
Private Meeting/Event Facility, 3,000 sq ft or more							L	P	P	L		P	P
Private Meeting/Event Facility, less than 3,000 sq ft							P	P	P	P		P	P
Private Studio - Art, dance, martial arts, music							P	P	P	P		P	P
Professional Services, 3,000 sq ft or more							L	P	P	L			
Professional Services, Less Than 3,000 sq ft						L	P	P	P	P			
Restaurant						L	P	P	P	P			
Shooting Range, Indoor	###							C			C		C
Shooting Range, Outdoor	###										C		C
Short-Term Rental	###	L	L	L	L	L	L	L	L	L			
Tobacco Retail Sale	###							L			L		



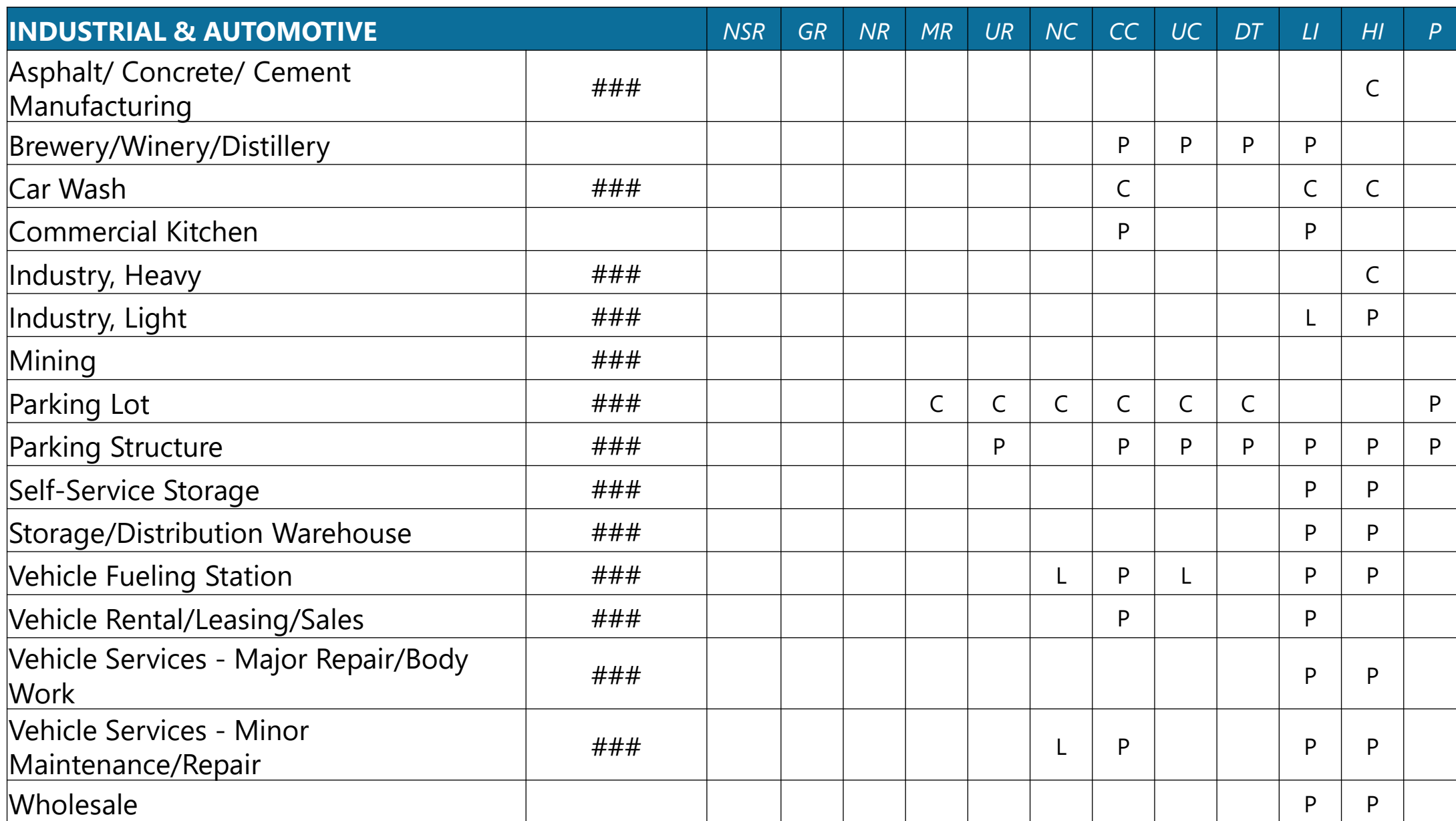
## Chapter 3: Use Standards

# Commercial Use Supplemental Standards

### **Short-Term Rentals**

- » Property owner shall apply for and procure a short-term rental license
- » License shall identify the maximum number of allowed vehicles based on available off-street parking spaces
- » Shall be located no closer than 750 feet to any other short-term rental
- » Property owner shall reside on the premises for a minimum of three months per calendar year
- » No exterior advertising allowed
- » Short-term rentals located in one-unit dwelling dwellings shall be exempt from buffer requirements otherwise applicable to commercial uses







## Chapter 3: Use Standards

# Automotive Use Supplemental Standards

### **Automotive Uses Downtown – Comprehensive Plan Policy**

- » Recognize and **preserve good design from the past**, maintain the Downtown's unique characteristics, and encourage improvements compatible with the character of the Downtown and its principal districts.
- » Emphasize the **relationship of buildings to the street** by facing buildings toward and situated close to the public street.
- » Streets should be lined with buildings **without intervening parking lots**.
- » Use building edges to define the streets, edges and paths between spaces and **use "build-to lines" so structures enclose and define streets, plazas and parks** so that open space does not feel barren, uninviting or exposed to the weather.

## Chapter 3: Use Standards

# Automotive Use Supplemental Standards

### **Automotive Uses Downtown – DT Downtown District**

- » Automotive uses proposed to be prohibited Downtown
  - » Car wash
  - » Vehicle Fueling Station
  - » Vehicle Rental/Leasing/Sales
  - » Vehicle Services – Major Repair/Body Work
  - » Vehicle Services – Minor Maintenance/Repair





## Chapter 3: Use Standards

# Automotive Use Supplemental Standards

### **Vehicle Fueling Stations**

#### » Principal Building

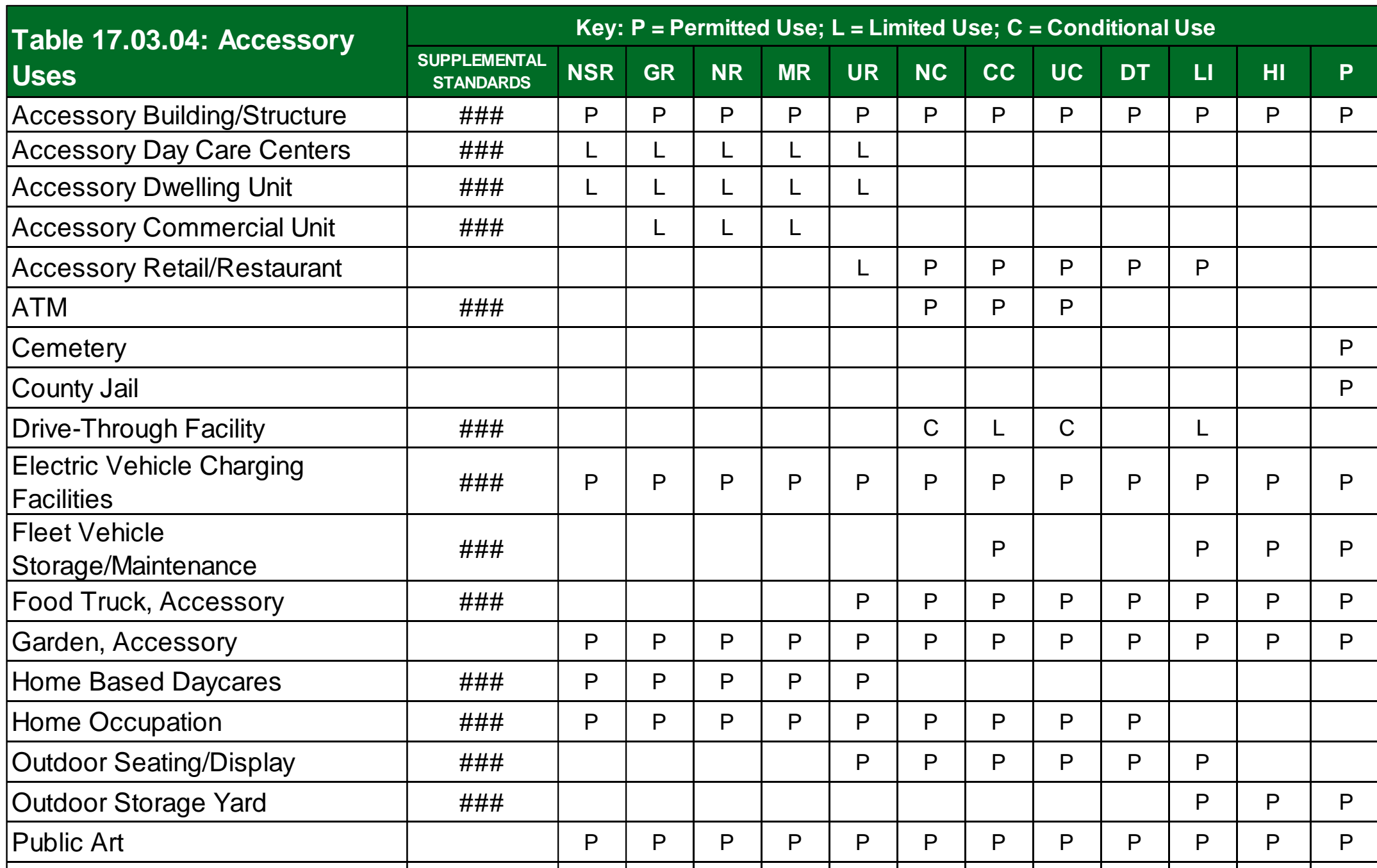
- » Located within 10 feet of the front and street side property lines
- » 40% of façade facing front and street side property lines clad in masonry

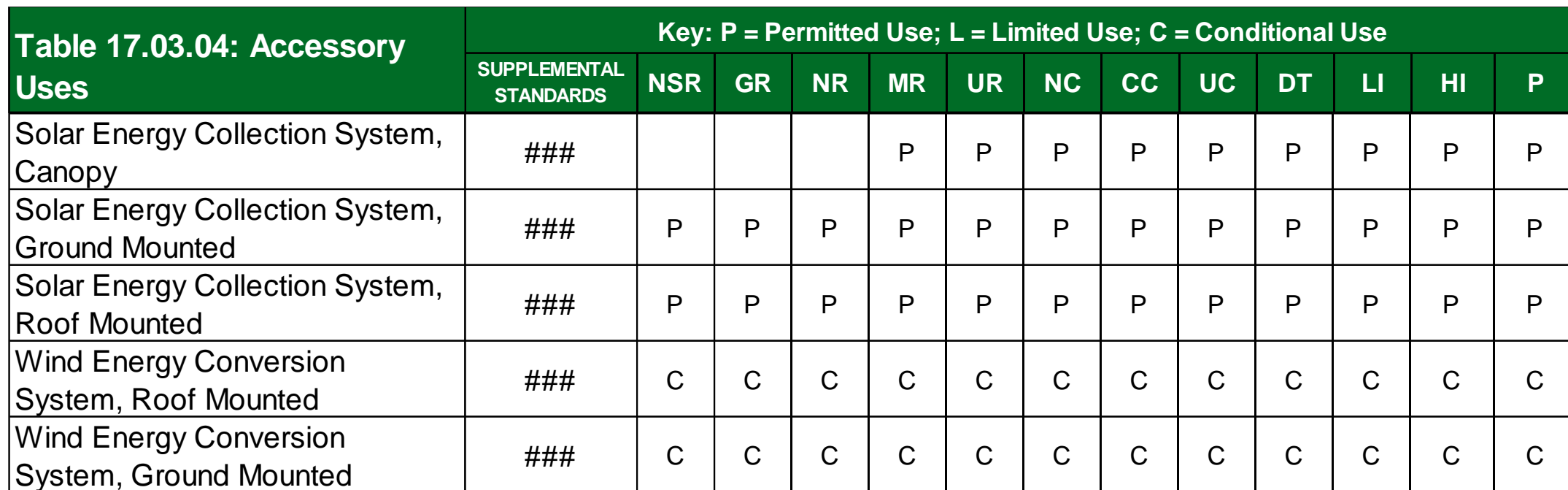
#### » Fuel Pumps and Canopy

- » Located 100 feet from adjoining residential property
- » Support columns fully clad in masonry
- » Steel construction canopy roofs only, no plastic
- » Fully recessed lighting only











## Chapter 3: Use Standards

# Accessory Use Supplemental Standards

### **Accessory Buildings/Structures**

#### » Types

- » Small – 200 square feet or less in area
- » Large – More than 200 square feet in area

#### » Number

- » Small – 1 / 3,000 square feet of lot area
- » Large – 1 / 3,000 square feet of lot area
- » All – regulated by lot coverage maximum



## Chapter 3: Use Standards

# Accessory Use Supplemental Standards

## Accessory Buildings/Structures

Table ###. Accessory Building/Structure Dimensional Standards	
Yard Setbacks	
Front, Minimum	Five feet behind front elevation of principal building
Street Side, Minimum	Five feet behind street side elevation of principal building
Interior Side, Minimum	2 feet
Rear, Minimum	2 feet
Building/Structure Standards	
Height, Maximum	26 feet
Building Area, Maximum	1,000 square feet or 20 percent of gross lot area, whichever is greater, however in no instance shall an accessory building/structure exceed the area of the principal building



## Chapter 3: Use Standards

# Accessory Use Supplemental Standards

### **Accessory Dwelling Units**

- » Number – 1 per lot
- » Property Owner – live in principal dwelling or ADU 6 months per year
- » Detached ADU – located in accessory building meeting all standards
- » Attached/Internal ADU
  - » Not exceed 40 percent of the area of the principal dwelling, or
  - » May occupy the entirety of a basement or attic space



## Chapter 3: Use Standards

# Accessory Use Supplemental Standards

### **Accessory Commercial Unit**

- » Located in principal or accessory building
- » Up to 2 non-resident employees allowed
- » Outside entrance allowed on interior side / rear
- » On-site customers/clients allowed
- » One sign allowed

### **Home Occupation**

- » Located in principal building only
- » No non-resident employees allowed
- » Outside entrance prohibited
- » On-site customers/clients prohibited
- » No signs allowed

# Chapter 3: Use Standards

## Accessory Use Supplemental Standards

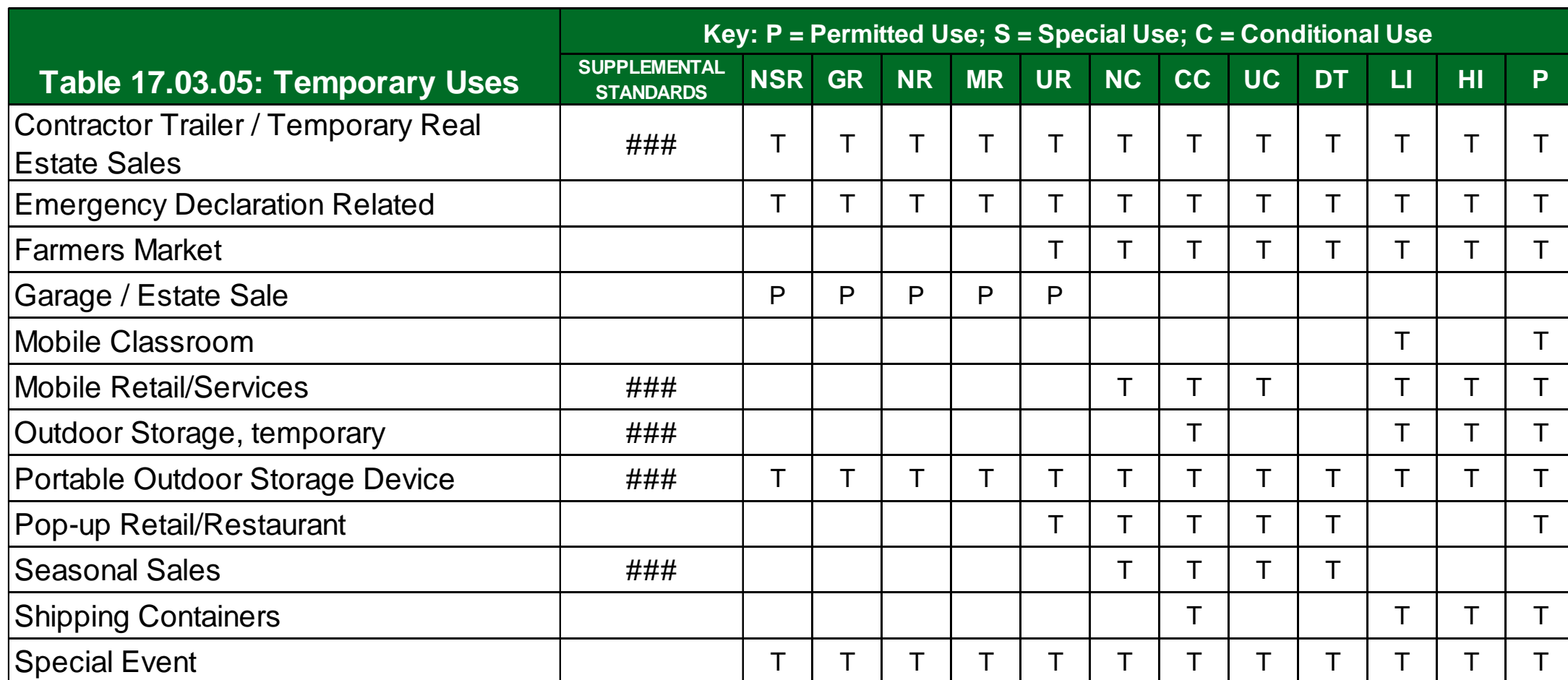
### Drive Through Facility

- » Located to interior side or rear of principal building
- » Stacking
  - » Lane and space dimensions
  - » Minimum number of stacking spaces
- » Menu board size and number regulated
- » Overhead canopies required to meet same standards as vehicle fueling station canopies
- » Screening required if adjacent to residential use or residential district

Table 17.03.04(B)(6): Drive Thru Stacking Requirements		
Use	Minimum Stack	Measure From
<i>Automated Teller Machine</i>	2 per machine	teller machine
<i>Bank Teller Lane</i>	2 per lane	teller or window
<i>Restaurant</i>	6 per order box	order box (1)
<i>Carwash Stall, Automatic, less than 100 feet long</i>	5 per bay	bay entrance
<i>Carwash Stall, Automatic, 100 feet long or more</i>	15 per bay	bay entrance
<i>Carwash Stall, Manual</i>	2 per stall	bay entrance
<i>Oil Change Shop</i>	2 per service bay	service bay entrance
<i>Pharmacy</i>	4 per lane	machine or window
<i>Other Use</i>	As determined by the Zoning Administrator	
<i>Notes:</i>		
(1) Four of the required stacking spaces shall be located between the order-box and pick-up window, including the stacking space at the order box.		



[illegible]










## Get Involved

- » District and Uses Public Open House
- » Review draft Chapters and StoryMap on the project website




**POP** in & learn about your  
city, neighborhood, &  
property

**ZONING CODE UPDATE  
OPEN HOUSE**  
February 19th  
6:30-7:30 PM  
L.E. Phillips Memorial Library  
3rd Floor - Riverview Room

**We will provide the popcorn!**

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

**All are welcome!**





# Next Steps

- » Develop and refine next set of draft LDO Chapters with City staff
  - » Chapter 4: General Development Standards
  - » Chapter 5: Building Design Standards
  - » Chapter 6: Landscape and Buffer Standards
  - » Chapter 7: Natural Resource Protection Standards
  - » Chapter 9: Sign Standards
- » Meet with and review draft Chapters with the ZTAC
- » **05/20/2024 – ZPAC Meeting #6**