

**Related Zoning Ordinance Recommendations:**

- Could reduce minimum lot size and dimensions for R-1 district
- Might allow accessory dwelling units or in-family suites (granny flats) in the R-1 district
- Could create new tiered multi-family zoning districts by density by-right (1-8 units, 9-20 units, 20+ units)
- Could allow multi-family in business zoning districts or, at a minimum, allow residential in mixed use buildings by percentage rather than only above the ground floor
- Reduce minimum parking standards, consider maximum parking standards and minimum bicycle parking standards
- Might want to reorient industrial districts to have a light industrial (indoor-oriented) vs. heavy industrial (some indoor and outdoor) and/or create new standalone extraction and disposal zoning district – can't deny CUPs



**Future Land Use Category Review 1.24.23**

<b>Key</b>	<b>Existing Comp Plan Categories</b>	<b>Zoning</b>	<b>Recommended New Categories</b>	<b>Zoning</b>
1	Rural Lands <ul style="list-style-type: none"> <li>Farming and agriculture</li> </ul>	County	Agriculture <ul style="list-style-type: none"> <li>Farming uses limited to 1 home per 35 acres</li> </ul>	A-1, County
2	Rural (Low Density) Residential <ul style="list-style-type: none"> <li>Unsewered, rural non-farm residential</li> </ul>	County	Unsewered Residential <ul style="list-style-type: none"> <li>Existing single-family detached residential on septic systems</li> </ul>	A-1, County
3	Rural Commercial <ul style="list-style-type: none"> <li>Rural non-farm commercial</li> </ul>	County	Keep as-is	County
4	Medium Density Residential <ul style="list-style-type: none"> <li>2-5 du/acre urban residential (SF, TF, and small MF)</li> </ul>	R-1, R-2, R-6	Keep as-is, add R-3 and I zoning district	R-1, R-2, R-3, R-6, I
5	High Density Residential <ul style="list-style-type: none"> <li>5+ du/acre urban residential (SF, TF, and all MF)</li> </ul>	R-2, R-3, R-4, R-5, R-6	Keep as-is, add I zoning district and remove R-4 and R-5 zoning district	R-2, R-3, R-6, I
6			Manufactured Residential <ul style="list-style-type: none"> <li>Standalone land use category for manufactured homes/parks</li> </ul>	R-4, R-5
7	Planned Neighborhood <ul style="list-style-type: none"> <li>Min. 60-70% SF, 10-15% TF, 20-25% MF, some small-scale business, mixed use, and public uses</li> </ul>	None specified	Planned Neighborhood <ul style="list-style-type: none"> <li>Min. 60% SF, 40% TF/MF, some small-scale business, mixed use, and public uses</li> </ul>	R-1, R-2, R-3, R-6, I, B
8	Downtown Mixed Use <ul style="list-style-type: none"> <li>Higher density urban commercial, residential, and public uses</li> </ul>	B, R-3, R-6, some R-2	Keep as-is	B, R-3, R-6, some R-2, I
9	Commercial <ul style="list-style-type: none"> <li>All scales of urban commercial</li> </ul>	B, B-1, B-2	Planned Mixed Use <ul style="list-style-type: none"> <li>Well-planned mix of commercial, office, institutional, and multi-family</li> </ul>	R-3, B, B-1, B-2, I
10	Business Park <ul style="list-style-type: none"> <li>Office, warehouse, or light industrial</li> </ul>	B-1, B-2, M-1, M-2	Regional Mixed Use <ul style="list-style-type: none"> <li>Indoor commercial and light industrial, warehousing</li> </ul>	B-1, B-2, M-1, M-3, I
11	Industrial <ul style="list-style-type: none"> <li>Large-scale light and heavy industrial uses</li> </ul>	M-1, M-2, M-3	Heavy Industrial <ul style="list-style-type: none"> <li>Heavy and outdoor industrial uses</li> </ul>	M-1, M-2, M-3, I
12			Extraction and Disposal <ul style="list-style-type: none"> <li>Quarry, mining, landfill uses</li> </ul>	M-2
13	Public and Institutional <ul style="list-style-type: none"> <li>Church, school, government uses</li> </ul>	I	Keep as-is	I

14			Airport • Airport and related uses	M-2
15	Parks, Recreation, and Open Space • Active and passive recreation uses	All, C-1	Keep as-is	All, C-1
16	Natural Resource Protection Overlay • Wetlands, floodplains, slopes, etc.	All	Keep as-is, rename Environmental Corridors	All
17			Long-Term Growth Area • Logical extension of City growth beyond 20 years	A-1

**Explanation of Changes:**

1. Recommend specifying the residential density in this land use to try and prevent more unsewered residential neighborhoods that could box the City in.
2. Name change only.
3. No changes recommended. Only map existing development that matches this to prevent new development of this type that could box the City in.
4. Recommend adding the R-3 zoning district for this land use category to allow for small scale multi-family to occur. See Housing Report. Just a clarification change in adding the Institutional zoning district (applicable to all land use categories).
5. Decision needs to be made on whether to include manufactured/mobile homes in this land use or create a new land use category specifically for it. With a new land use created as shown above:
  - a. Pros – the City has more control over where they go (have more ability to deny)
  - b. Cons - could be limiting an affordable housing option in Tomah
6. See above.
7. Recommend redistributing the percentages of housing unit types to provide more diverse housing options in new neighborhoods. See Housing Report.
8. No changes recommended.
9. Recommend either allowing standalone multi-family in this land use category or, at a minimum, allowing mixed use (commercial and residential). See Housing Report.
10. Recommend allowing all commercial and indoor industrial in this land use category to reduce future Comprehensive Plan Amendments needed (i.e. more flexibility).
11. Recommend separating out heavy industrial users (some indoor and outdoor components) from light industrial users (indoor only) to provide greater City control because its really hard to deny a CUP now.
12. Recommend adding an extraction and disposal land use category to provide greater City control because its really hard to deny a CUP now.
13. No changes recommended.
14. Recommend adding an airport land use category to provide greater City control because its really hard to deny a CUP now.
15. No changes recommended.
16. No changes recommended.
17. Recommend creating a long-term growth area overlay to show logical extension of City growth beyond the next 20 years to help reduce the chances of getting boxed in.