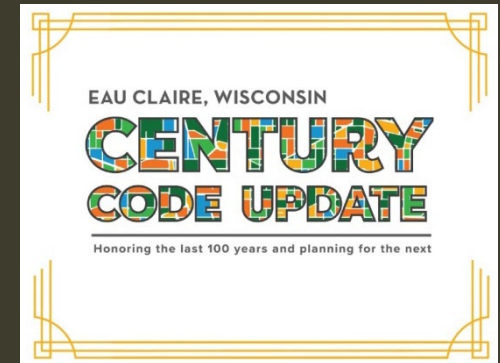


**Potential conflicts and advantages  
with the ZPAC (zoning policy advisory committee)  
proposal as it relates to the  
historic neighborhoods, and  
specifically our neighborhood plan,  
*part of City of Eau Claire Comprehensive Plan (2020)***



© 2024 Presentation by Zoning Taskforce, TWNA  
and Executive Committee members

March 13, 2024

# Why change Zoning NOW?

## Why do we need to update our current land development regulations?

- We have had major zoning code updates in 1923, 1952 and 1990.
- Many changes have occurred in the 34 years since then, making it necessary for ordinances to change as well.
- Regulations contain **standards that are outdated**, difficult to administer, and not user-friendly.

## What will the Century Code Update do?

- will provide a “user-friendly,” easy-to-read document all users can understand.
- will integrate graphics, illustrations, and tables to clarify regulations and standards, allowing regulations to be applied and enforced fairly and consistently.

**When finished, the Zoning Code will help to streamline the development review process, making land use easier and more straightforward.**

## What won't the Century Code Update do?

It is impossible for the Zoning Code to accommodate every situation.

It will not prevent all non-conformities, nor eliminate the need for relief from specific regulations in some cases. **The general rule is that the ordinances will seek to regulate the norm, not the exception.**



# When will the Century Code Update process start and when will it be completed?



We are about 8 mos. into the process now, with a city-wide Zoning Policy Advisory Committee (ZPAC) issuing a preliminary report last December.

The public has been involved in the process, most meetings have been open, and we are now at a point where we can react to that report individually and as a neighborhood.

## Our Goal Tonight:

To understand the proposed changes, why the changes are needed and what/if anything, our neighborhood should weigh in on.



# The Overview of the Century Zoning Update:

## Chapter 1: Purpose and Applicability

Chapter 1: Purpose and Applicability should include high-level information regarding the title, authority, jurisdiction, purpose, and intent of the LDO. Currently the zoning, subdivision, and sign ordinances have separate purpose and applicability sections which should be consolidated. In addition, provisions located in Chapter 18.03 of the existing ordinance should be relocated to Chapter 1: Purpose and Applicability, including:

- 18.03.040 - Application of Regulations
- 18.03.050 - Scope of Provisions
- 18.03.060 - Interpretation and Conflict
- 18.03.070 - Severance Clause

## Chapter 2: Zoning Districts

Chapter 2: Zoning Districts should establish the purpose and intent statements as well as dimensional standards for all zoning districts in Eau Claire including base and overlay districts. The majority of the content of this Chapter is currently located in 18.03: Zoning Districts and Maps Other applicable sections include 18.04.040, 18.05.050, and 18.06.050, which specify dimensional standards in residential districts, nonresidential districts, and industrial districts, respectively.

Chapter 2 should also include all district specific standards such as the standards for the historic district.

## Chapter 3: Use Standards

Chapter 3: Use Standards should establish all allowed uses and any supplemental use standards. The content of this Chapter will replace the following existing code sections:

- 18.04.030 – Establishment of Uses (Residential Districts)
- 18.05.030 – Establishment of Uses (Commercial Districts)
- 18.06.030 – Establishment of Uses (Industrial Districts)
- 18.07.020 – Uses Permitted (Public Properties District)

In addition, all sections of the existing Zoning Code that establish provisions applicable to specific uses, which are in different sections of the current code, should be relocated to Chapter 3: Use Standards. This includes Chapter 18.30: Accessory Uses and Chapter 18.35 Conditional Uses, which establish regulations that apply to certain accessory and conditional uses.

## Chapter 4: General Development Standards

Chapter 4: General Development Standards should be comprised of standards that are broadly applicable to development throughout Eau Claire, regardless of district or use, including:

- Chapter 16.26 (Outdoor Lighting)
- Section 18.30.040(D) (Fences)
- Sections 18.35.050 (E)(3), (F)(1)(g) and 18.45.050 (I) and (J), 18.07.040 (E), and 18.10.060 (Screening)
- Section 18.20.080 (Vision Triangle)

Chapter 4 should also include standards for building height transitions and residential infill development to better accommodate context sensitive infill development as well as open space and community space standards.

## Chapter 5: Building Design Standards

Chapter 5: Building Design Standards should include new, general standards for the design of multifamily, mixed use, and commercial buildings including exterior building cladding materials, glazing, building entryway design, façade design and articulation, and roof design as detailed in the Addressing Preliminary Policy Direction section of this report. The new standards should replace Section 18.14.050(F).

The Chapter should also include use specific building design standards as needed. For example, duplex, triplex, and quadplex design standards can be established to ensure their visual consistency within existing neighborhoods, as described in the Addressing Preliminary Policy Direction section of this report.

## Chapter 6: Landscape and Buffer Standards

Chapter 6: Landscape and Buffer Standards should replace the City's existing landscape guidelines that are not codified. Detailed recommendations on how the landscape guidelines should be made objective and enhanced are included in the Addressing Preliminary Policy Direction section of this report.

## Chapter 7: Natural Resource Protection Standards

Chapter 7: Natural Resource Protection Standards should include provisions for the protection of water quality, preservation and protection of trees (18.45.050(A)), and control of erosion (19.20 Construction Erosion Control).

## Chapter 8: Access and Mobility Standards

Chapter 8: Access and Mobility Standards should include regulations that pertain to vehicle, pedestrian, and cyclist access and connectivity such as frontage improvements, street design (informed by complete street standards), internal access drive standards, vehicle parking, loading, driveways, bicycle parking, and sidewalk, trails, and pedestrian walkways. The content of this Chapter will replace the following existing code sections:

- Chapter 18.25 (Off-Street Parking and Loading)
- 17.12.015-150 (Streets)

## Chapter 9: Sign Standards

Chapter 9: Sign Standards should replace Chapter 16.16: On-Premises Signs and Chapter 16.18 Poster Panel Signs in the building code.

The existing regulations are proposed to be replaced as detailed further in the miscellaneous recommendations section of this report to ensure content neutrality, improve clarity, and provide flexibility in a manner that requires high quality but allows for variety and creative design.

## Chapter 10: Subdivision Standards

Chapter 10: Subdivision Standards should include only the standards that are applicable when a subdivision occurs. The content of this Chapter will replace existing code sections 17.12.160-260. This Chapter should also include new standards for conservation design subdivisions, as discussed in greater detail in the Miscellaneous Recommendations section of this report.

## Chapter 11: Floodplain, Shoreland, and Wetland Standards

Chapter 11: Floodplain, Shoreland, and Wetland Standards should include provisions required by the state of Wisconsin regarding floodplain, shoreland, and wetland protection. This chapter may be further subdivided into multiple chapters, based on DNR's preferences.

## Chapter 12: Administrative Procedures

Chapter 12: Administrative Standards should include all procedures for the administration of the LDO. The City's procedures and standards for administration are currently located across several sections of the existing Zoning Code as follows.

- **Chapter 18.45.** Contains the standards for site plan review.
- **Chapter 18.50.** Establishes the standards for zoning compliance certificates, building permits, certificates of occupancy, and other administrative permits.
- **Chapter 18.55.** Establishes the duties and responsibilities of the Board of Appeals.
- **Chapter 18.65.** Contains the procedures and standards for amendments to the zoning code and rezoning.
- **Chapter 17.20.** Contains the procedures and standards for the approval of subdivision applications.
- **Chapter 18.70.** Establishes the duties and responsibilities of the Plan Commission.



# Goals of the Century Zoning Update

The recommendations included in this section are based off of the policy assumptions the ZPAC came to consensus on at their September meeting.

## Land Use Plan and Zoning District Alignment

According to Wisconsin State Statute (§62.23(7)(c)), a municipality's zoning regulations, specifically its zoning districts and map, must be made in accordance with the municipality's comprehensive plan. This statute does not require a municipality to proactively amend its zoning map to align with the future land use map but does require that if a zoning map amendment is proposed alignment between the two documents is achieved. **There is currently a lack of alignment between Eau Claire's zoning map and its planned land use map (Chapter 2 of the Comprehensive Plan) primarily with respect to residential zoning and commercial land uses.**

## Policy Assumptions and Related Recommendations

1. **Nonconforming residential uses, buildings, and lots should be minimized when in alignment with the planned land use map and land use category descriptions of the Comprehensive Plan.**
2. **With over 50% of Eau Claire's existing parcels zoned R-1 single-family, and over 70% proposed for low density on the Planned Land Use map (within the City's Urban Sewer Service Area (outside city limits), the City should amend low-density zoning standards to use land more efficiently, reduce exclusionary practices and better integrate neighborhoods with more housing choices.**
  - a. Allow triplexes, quadplexes, and live-work units by-right in the R-1 District in:
    - i. Areas of transition between lower density housing and higher density housing;
    - ii. Areas of transition between lower density housing and nonresidential development; and
    - iii. Areas along collector roads.
  - b. Continue to allow duplexes and consider also allowing triplexes and quadplexes by right in the R-2 District.
  - c. Establish objective design standards to ensure duplex, triplex, and quadplex infill development is context sensitive, as detailed in the Gentle Density Infill subsection.
  - d. Transition the R-1A district to a legacy district that allows existing R-1A designated land to continue but would restrict new land area from rezoning to the district.

3. **The City should embrace new building technology, like modular homes, to support affordable housing options.**
  - a. Allow "tiny home park" or "cottage home cluster" developments as a by-right use on appropriately size parcels in the R-2, R-3, and R-M Districts.
  - b. Modernize the standards applicable to manufactured homes (18.20.220) and enhance the visibility of the option by including it in the use table as a by-right use in all districts that allow single-family detached homes.
4. **Commercial zoning districts should be consolidated and streamlined to reflect the planned land use map.**
  - a. Consolidate the C-1, C-1A, and C-2 Districts into one neighborhood commercial district.
  - b. Eliminate the MX Overlay District and allow mixed use development, including high density residential development, by right in the C-3 District.
  - c. Eliminate the H Highway Overlay District and regulate building setbacks by the base district only.
5. **Allowed uses and required design and dimensional standards per district should be updated to align with the land use categories established in the Comprehensive Plan.**
  - a. Replace the table of allowed uses with a modernized and streamlined table that utilizes general use categories for added flexibility.
  - b. Establish bulk and dimensional standards for commercial districts that lead to the development pattern detailed as desirable in the Comprehensive Plan. For example, a maximum front yard setback should be established in pedestrian oriented commercial areas like Downtown and the recommended neighborhood commercial district.
  - c. Enhance current height transition standards by establishing additional options, beyond requiring building height step down to 40 feet within 20 feet of a residential



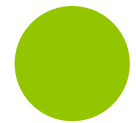
# Proposed Zoning what does it mean?

Randall  
Park Area  
North of  
Water St.  
and West of  
River  
←

Third  
Ward  
Area  
Majority  
Of map



Eastside  
Hill  
Area  
East of  
TWN  
Up  
Harding  
And up  
Main St.



# Current Zoning Districts, est. 1990

A. R-1A Non-Sewered One-Family District *(not applicable to TWN, no sewer present)*

**B. R-1 One-Family District.**

The one-family district is established in order to provide for the development and maintenance of one-family, detached homes in areas of moderately low urban density.

**C. R-2 One- and Two-Family District**

The one- and two-family district is established in order to provide for the development and maintenance of one-family homes and two-family homes, and to encourage land-efficient, energy-efficient, and affordable family housing.

**D. RM Mixed Residential District**

The mixed residential district is established to provide for the development and maintenance of a compatible mixture of small single-family homes, two-family homes, townhomes, garden apartments, and small apartment buildings; and to encourage moderately dense development which is compatible with existing and future single-family development, in either older neighborhoods or developing areas.

**E. R-3 Low-Rise Multiple-Family District.**

The low-rise multiple-family district is established to provide for the development and maintenance of moderately dense multiple-family housing, in either older neighborhoods or developing areas.

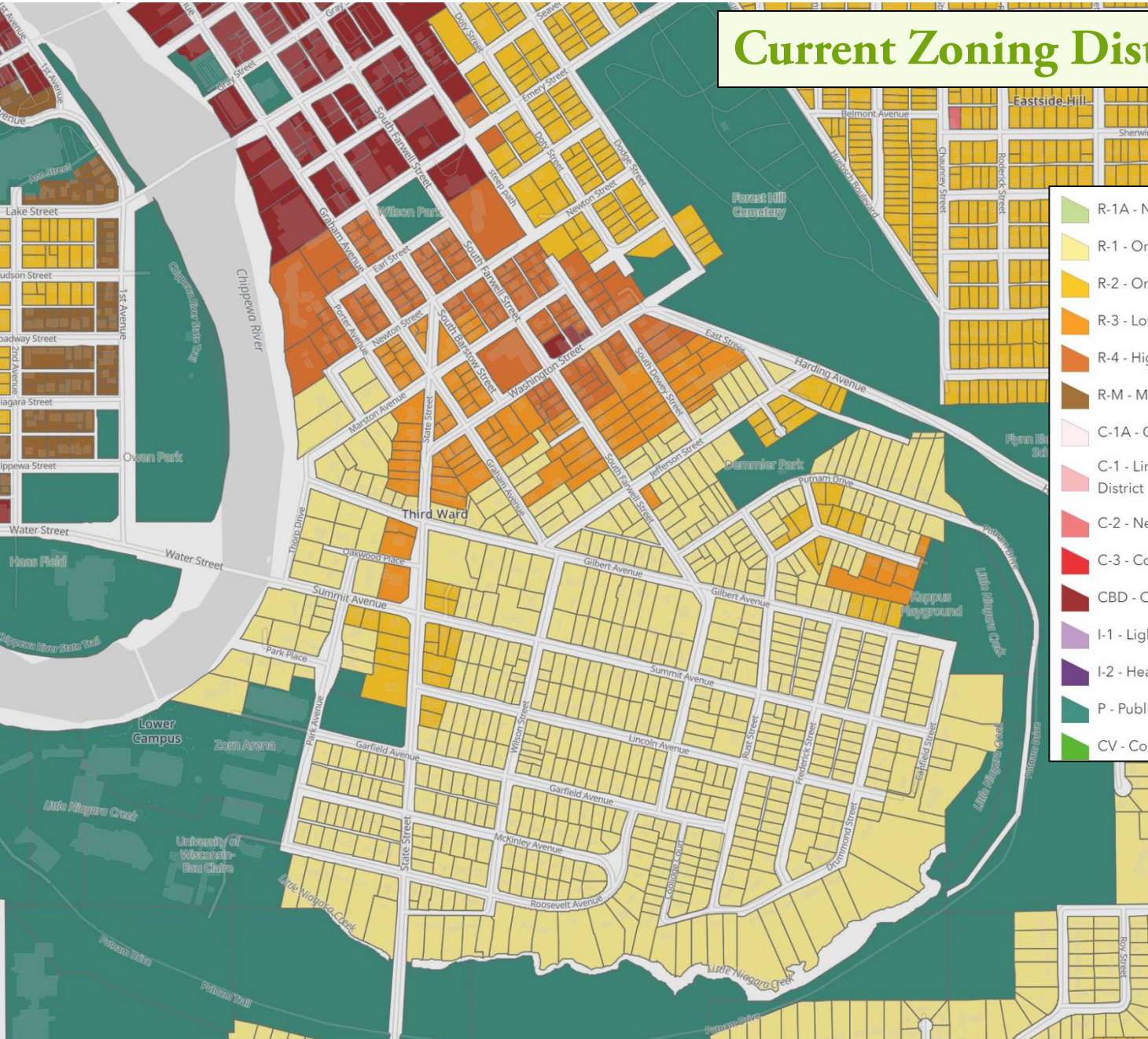
The density and height restrictions of the low-rise multiple-family district are intended to allow for the compatibility of these areas with adjacent lower density residential areas.

**F. R-4 High-Rise Multiple-Family District.**

The high-rise multiple-family district is established to provide for the development and maintenance of high rise (3 or more floors), high density residential uses in a limited number of areas of the city. (Ord. 5037, 1990).



# Current Zoning Districts



- R-1A - Non-Sewered One-Family District
- R-1 - One-Family District
- R-2 - One- and Two-Family District
- R-3 - Low-Rise Multiple-Family District
- R-4 - High-Rise Multiple-Family District
- R-M - Mixed Residential District
- C-1A - Office/Professional District
- C-1 - Limited Neighborhood Shopping District
- C-2 - Neighborhood Shopping District
- C-3 - Community Shopping District
- CBD - Central Business District
- I-1 - Light Industrial District
- I-2 - Heavy Industrial District
- P - Public Properties District
- CV - Conservancy District





**Current Non-Traditional Single Family Homes in just several area streets:**



## Current Zoning regarding rooming/lodging houses

### **Rooming Houses and Lodging Houses.**

- A. Conversion of one-family dwellings to rooming houses in the RM district shall only be allowed if properties have 6,000 square feet of lot size and 60 ft. lot width
- B. Conversion of one-family dwellings to rooming houses in the R-3 and R-4 dists. are allowed without meeting minimum lot size or lot width standards.
- C. Conversion of one-family dwellings to rooming houses requires compliance with state building code standards, which includes but is not limited to 10 ft. side yard setbacks, except as provided within such code.
- D. Conversion of one-family dwellings to lodging houses in the RM, R-3 or R-4 dist. is allowed without meeting minimum lot size or lot width standards of the district.
- E. Since lodging houses are allowed in a RM, R-3 and R-4 district, 3 unrelated people and a family are allowed per dwelling unit in such districts. In all other residential districts only 2 unrelated people and a family are allowed/dwelling unit.
- F. In commercial districts, the term dwelling units shall include rooming house and lodging house. (Ord. 5037, 1990).





## Current Zoning Helps with Historic Preservation

**Certain specific setbacks  
protect historic properties**

18. State Street for property addressed 1302 State Street, 75 feet from State Street, 35 feet from Oakwood Place and 30 feet from Gilbert Avenue; and for property addressed 1310 State Street, 25 feet from Summit Avenue, 55 feet from State Street, and 25 feet from Oakwood Place.



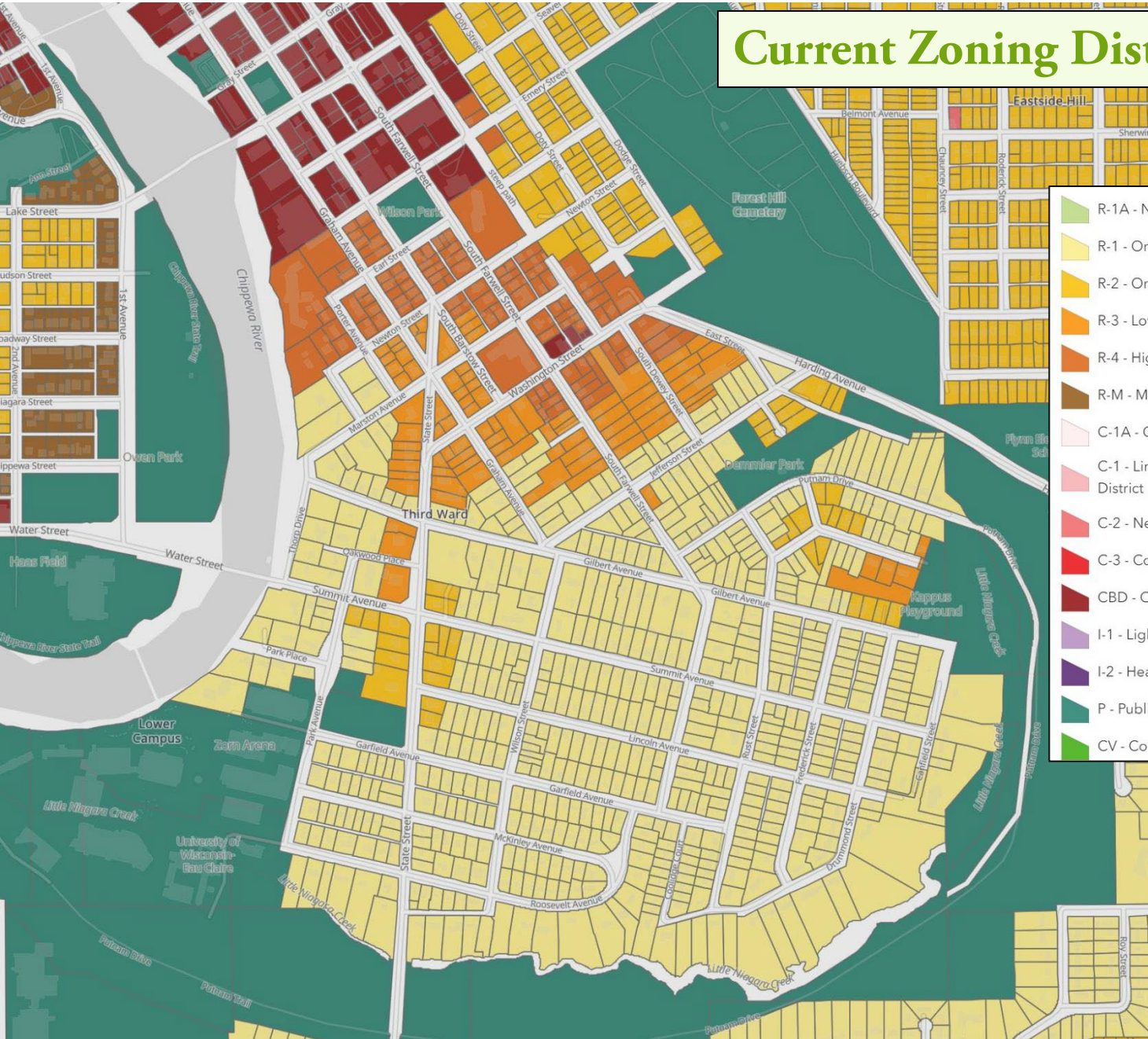
## **Current: 18.25.030 Minimum Off-Street Parking Requirements**

Except as otherwise provided in this chapter, off-street parking spaces shall be provided as follows:

1. Single family and 2 family dwellings: 2 spaces for ea. dwelling unit.
2. Multiple dwellings: 1 space for each bedroom in a dwelling unit.
3. Multiple dwellings for the elderly and handicapped: .75 spaces for each dwelling unit.
4. Rooming houses, lodging houses, sororities and fraternities: 1 space per bedroom.



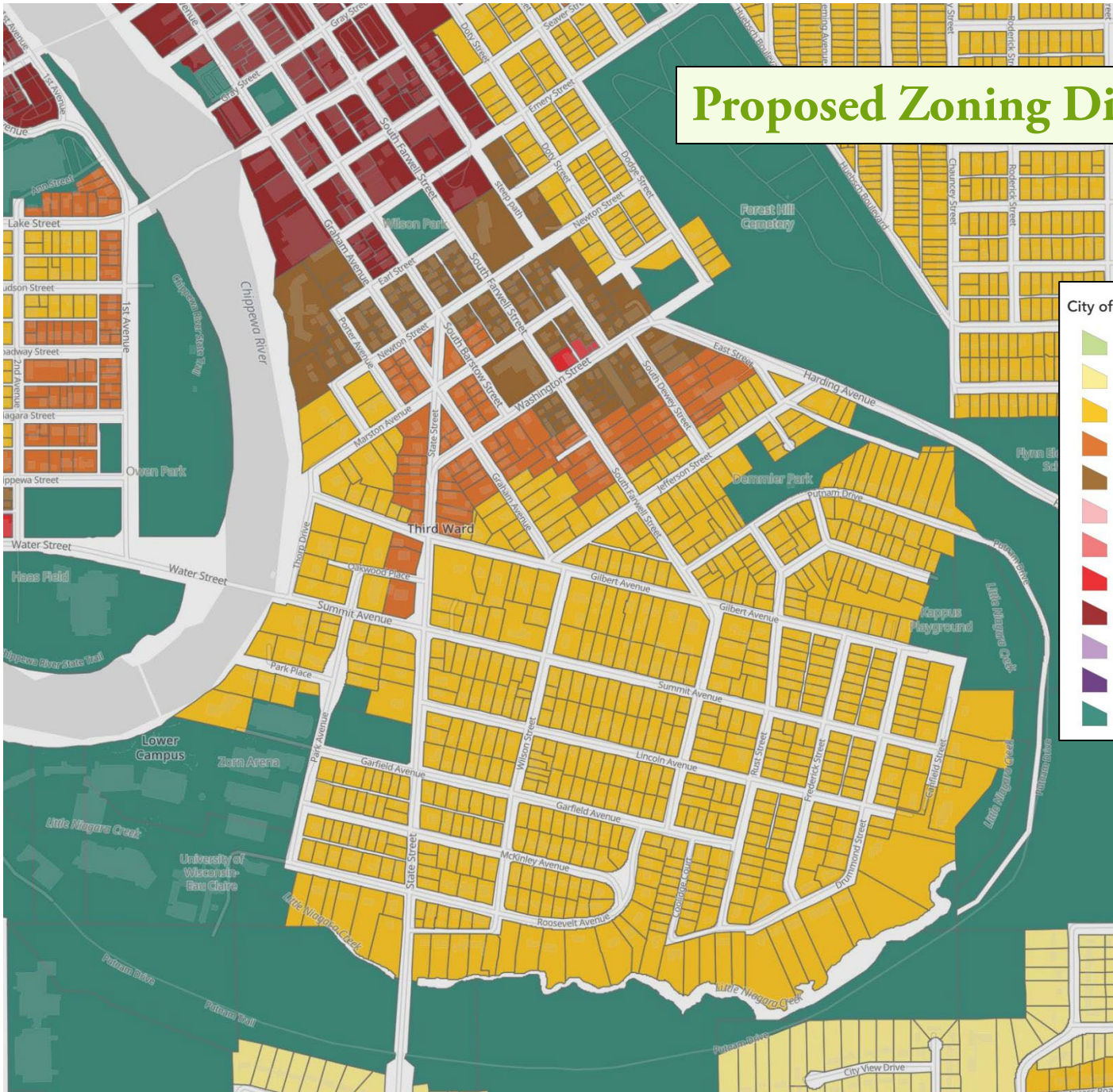
# Current Zoning Districts



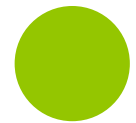
- R-1A - Non-Sewered One-Family District
- R-1 - One-Family District
- R-2 - One- and Two-Family District
- R-3 - Low-Rise Multiple-Family District
- R-4 - High-Rise Multiple-Family District
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- P - Public Properties District
- CV - Conservancy District



# Proposed Zoning Districts



- City of Eau Claire Proposed Zoning Districts**
- NSR - Non-Sewered Residential Legacy
  - GR - General Residential
  - NR - Neighborhood Residential
  - MR - Mixed Residential
  - UR - Urban Residential
  - NC - Neighborhood Commercial
  - CC - Corridor Commercial
  - UC - Urban Commercial
  - DT - Downtown
  - LI - Light Industrial
  - HI - Heavy Industrial
  - P - Public



# New Names for Zoning Districts

- General Residential (GR)
  - Allow single family units
  - Allow duplexes and ADU's
  - Increased density in select locations adjacent to commercial corridors
- **Neighborhood Residential (NR)**
  - **Allow single family homes, twin homes, duplexes primary housing type**
  - **Would allow triplexes and quadplexes**
  - **Reduce lot widths to be more compact and promote infill**
  - **live-work units allowed in select locations adjacent to commercial corridors**



# New Names for Zoning Districts

- Mixed Residential (RM)

- Allows a variety of housing; single, twin homes, duplexes, ADU's, triplexes, quadplexes and small scale multifamily
- Reduced lot sizes to allow compact development and promote infill
- Live-work units allowed throughout the RM district

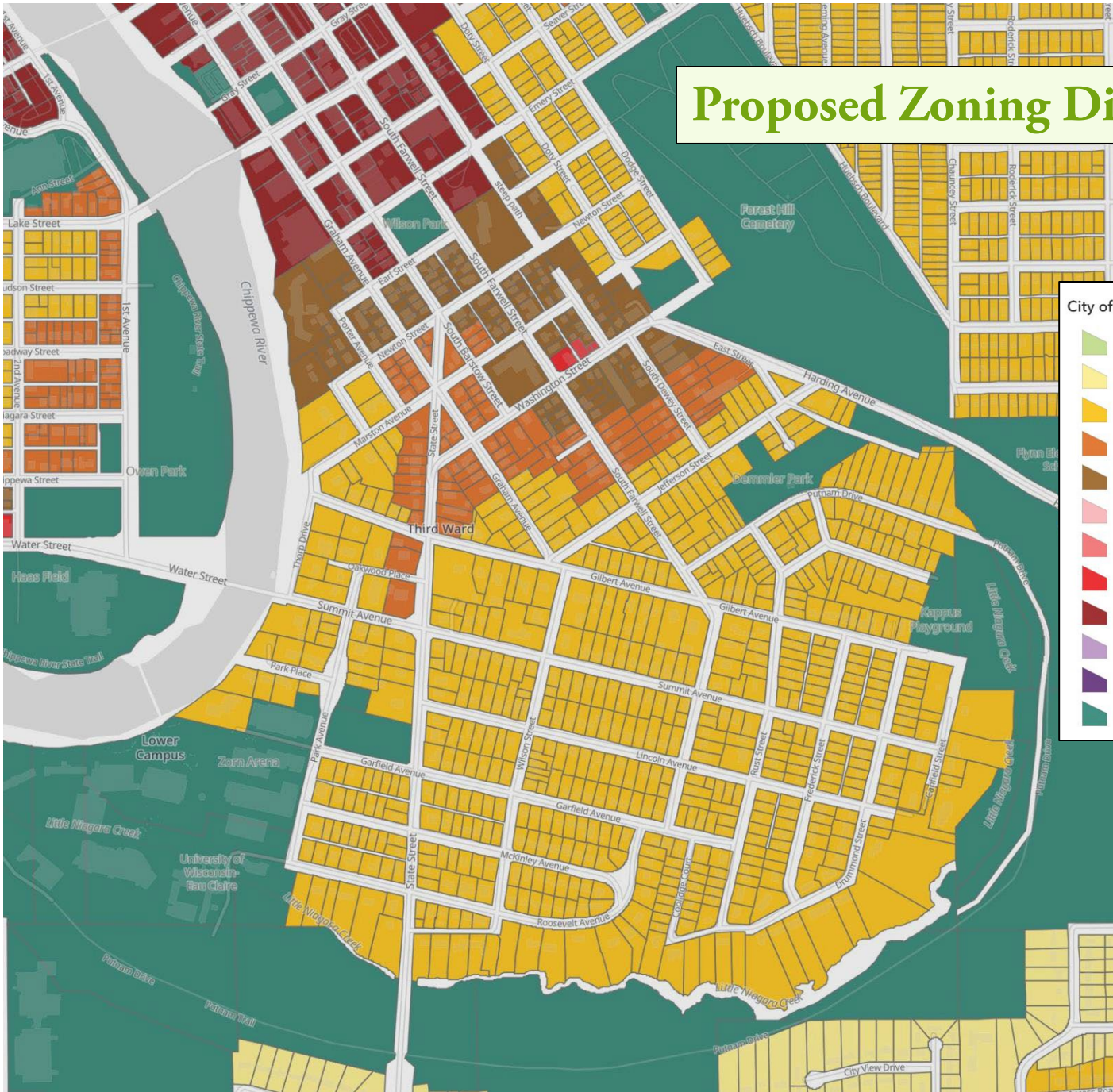
## Urban Residential (UR)

- Large scale, higher density multifamily apartment/condominium complexes
- Small scale commercial businesses including bars, small storefronts, clinics and personal service establishments

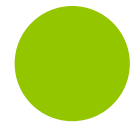




# Proposed Zoning Districts



- City of Eau Claire Proposed Zoning Districts**
- NSR - Non-Sewered Residential Legacy
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  - DT - Downtown
  - LI - Light Industrial
  - HI - Heavy Industrial
  - P - Public



Key: P = Permitted Use; L = Limited Use; C = Conditional Use

**Table 17.03.03: Principal Uses**

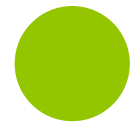
SUPPLEMENTAL  
STANDARDS

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					

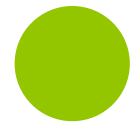


# Peter Hable: Discussion of how Zoning and the Third Ward Plan Interfaces with the Comprehensive City Plan, est. 2020

## Third Ward Neighborhood Plan

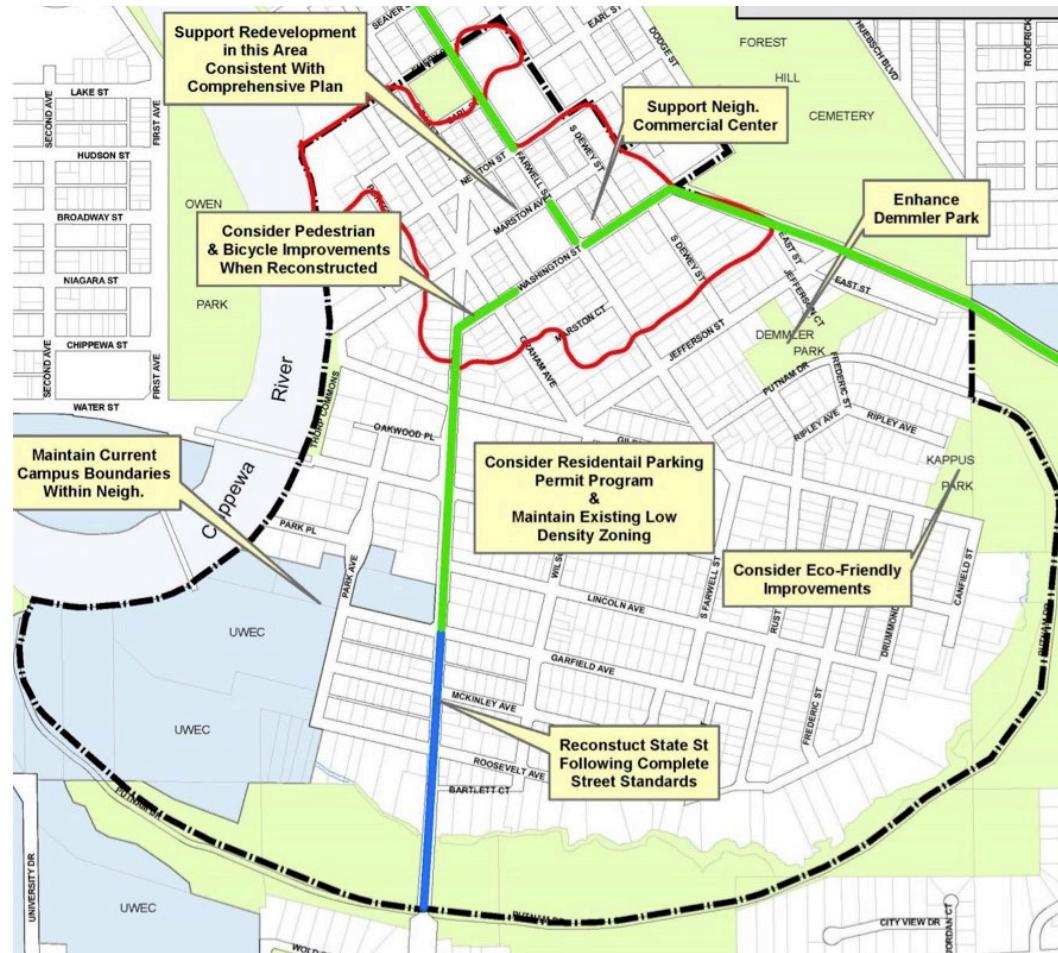
City of Eau Claire  
Comprehensive Plan

January, 2020



The plan has addressed issues dealing with density, home ownership and infill. In the Executive Summary, (pg. 3) it states:

*“Re-development options are possible closer to downtown while single family areas located south of Jefferson St. and Gilbert Ave. are to be preserved.”*

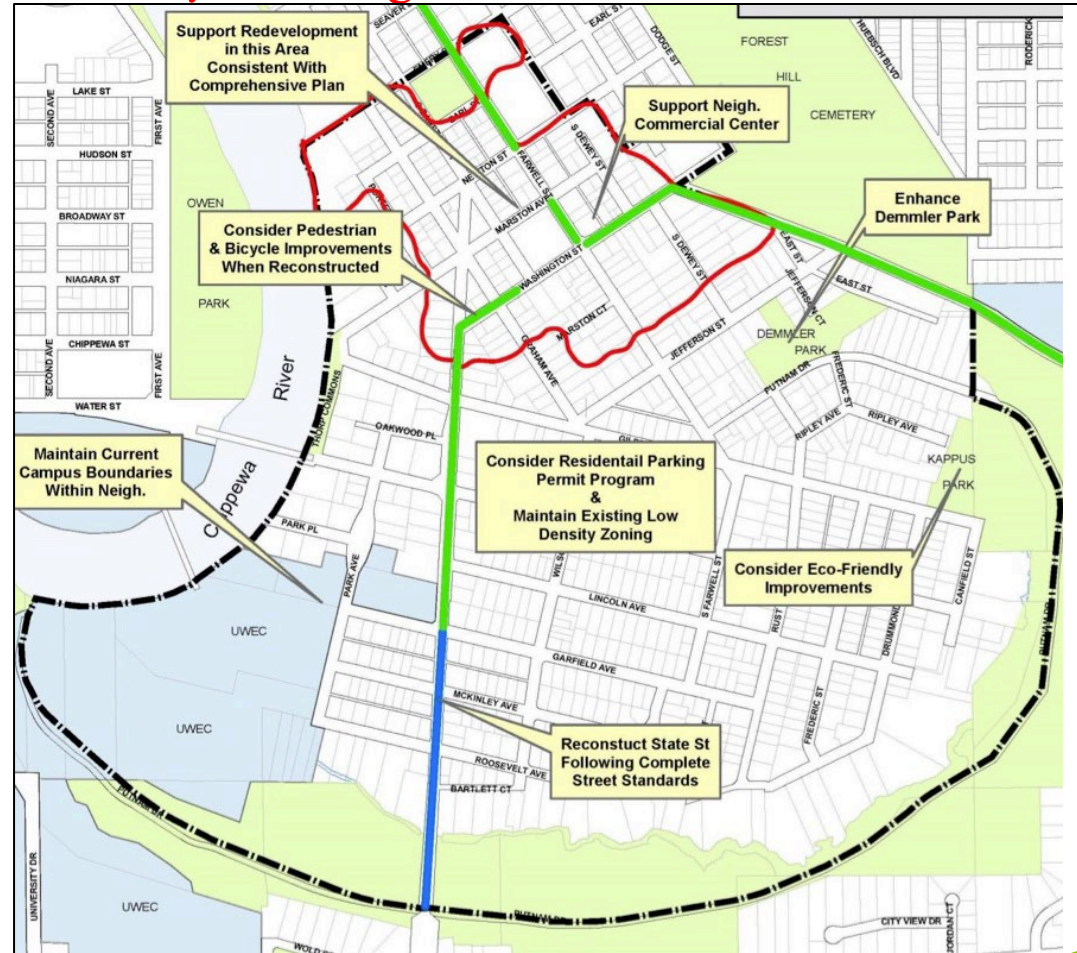


In the Executive Summary, it states,

## Maintain Existing Low Density Zoning:

### The Plan Authority:

*“Approved neighborhood plans become part of the City’s Comprehensive Plan, as an adopted neighborhood element. Thus, neighborhood plan has legal authority as an official guide for decision-making.”*



## Some of the original concerns of the neighborhood:

These concerns date back to the late 1970's:

- Conversion of single family homes to rental properties.
- Conversion of single family homes to multiple family housing.

p. 7

The first neighborhood plan called for a down-zoning of the neighborhood.

- In 2002 areas of mainly R-2 (two-family units) district were down-zoned to R-1 (one-family units). This was to reduce the conversion rate of single family uses into duplexes and try to stabilize homeowner levels in these areas. “ p. 25

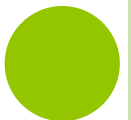


## Third Ward Neighborhood Plan Goals: (4 Of 17)

- “Increase Owner Occupancy,”
- “Encourage Revitalization,”
- “Reduce Parking Congestion”
- “Maintain Properties” P. 49

“ . . . a smaller down-zoning transition area was identified for possible study.”

“ . . .the four blocks south of Washington Street, west of Harding Ave and east of State Street.” p. 55



## Policy C:

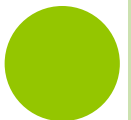
“Increase Third Ward’s Home Owner Rate.” p. 56-57

- Policy #C1  
“Support changes and incentives for home ownership.”
- Policy #C2  
“Promote marketing rentals for sale into owner-occupied housing.”

## Redevelopment: Encourage Revitalization

Policy #A1, pg. 60

*“The Steering Committee believes these classifications should largely remain unchanged across the neighborhood because it effectively preserves existing situations of single-family, duplexes, and other multi-family while allowing for some new redevelopment closer to downtown.”*

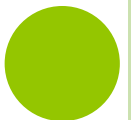




## 10. Action Steps:

*“Any proposal that is contrary to current zoning or the Comprehensive Plan needs to be voted on by the Neighborhood Association’s Steering Committee”*

11. “Encourage green space” p. 64



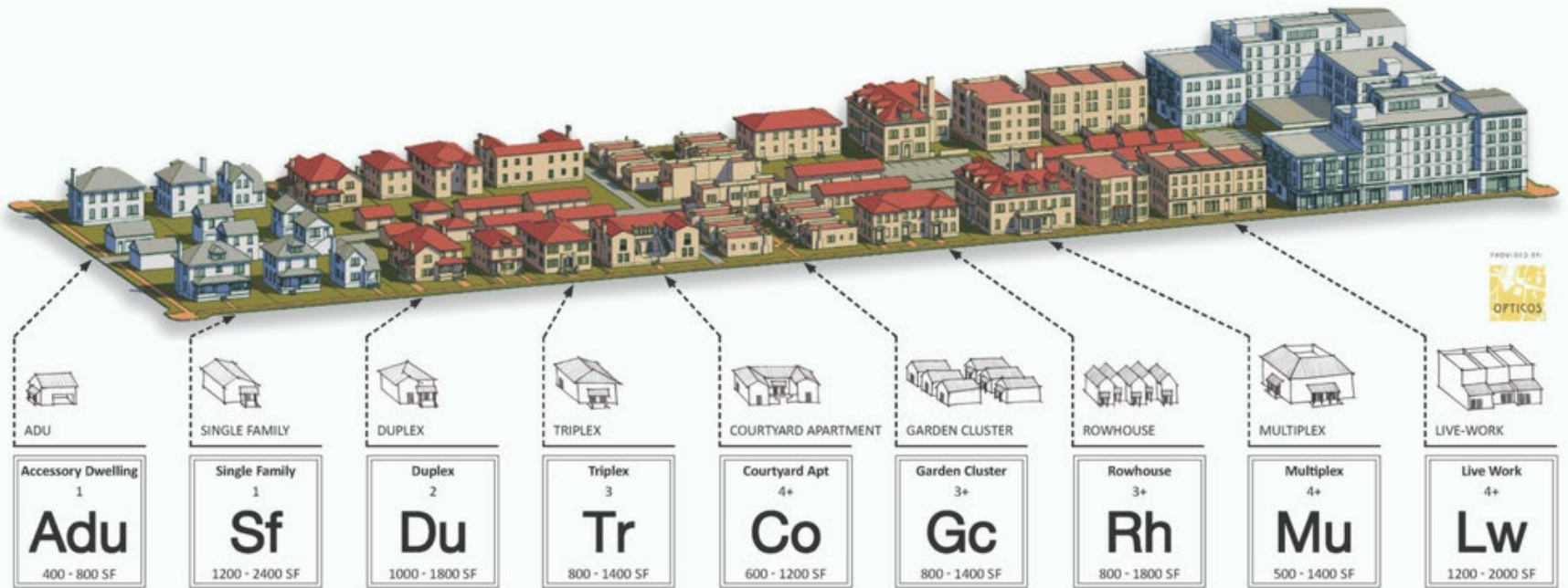
## Gentle Density

In the late 1800s when Eau Claire was first beginning to grow, there was no zoning to regulate the use, size, or development of lots. When the City's first zoning ordinance was adopted in 1923, it assigned land in the City into four zoning districts where general uses, including residential, commercial, industrial were allowed. It was not until the City overhauled the zoning ordinance in 1952 that specific residential use types and standards along with other development standards like required parking were introduced. The late introduction of these requirements resulted in many existing dwellings becoming nonconforming. This is especially evident in Eau Claire's historic residential neighborhoods where historic homes vary from purpose built single-family homes, duplexes, and quadplexes to single family homes that have been converted to multiple units. The City should consider allowing duplexes, triplexes, and quadplexes once again in the areas of the community where they exist today and in future residential subdivisions.

- **Gentle Density Infill.** In infill scenarios, the City should allow duplexes, triplexes, and quadplexes by-right in areas where these types of dwellings exist today. To ensure the gentle density increase does not negatively impact the neighborhood the City should:
  - Retain existing patterns for front and side yard setbacks and building height;
  - Require sloped roofs;
  - Limit entries on the front façade to 2 maximum;
  - Require a single front porch;
  - Retain existing off-street parking requirements;
  - Prohibit parking in front of buildings;
  - Enhance parking screening requirements; and
  - Utilize the Landmark Commission's Architectural Styles of Historic Properties in Eau Claire guide to inform design related standards.
- **Gentle Density in New Subdivisions.** In new subdivisions, the City should consider requiring a minimum mix of housing types in alignment with the applicable planned land use category description. The minimum mix should be a sliding scale based on the size of the development.



# How Gentle Density Enhances a City/Neighborhood



## RM-MIXED RESIDENTIAL DISTRICT

The RM- Mixed-Residential District, the R-3 Low-Rise Multiple Family District, and the TND – Traditional Neighborhood District are proposed to be combined into the new MR – Mixed-Residential District.



The new **MR district** is proposed to allow a variety of housing types:

- Single-family detached homes, twin homes, duplexes, accessory dwelling units, triplexes, quadplexes, and small-scale multifamily buildings.
- These uses are proposed to be required to meet specified design requirements to ensure they seamlessly blend within neighborhoods.
- Live-work units are proposed to be allowed throughout the District.
- Lot area and width standards are proposed to be reduced to allow more compact, development and to encourage and promote infill development.



**Mixed Residential**

**Permitted**



Single Family House/  
Manufactured Housing



Rowhouse



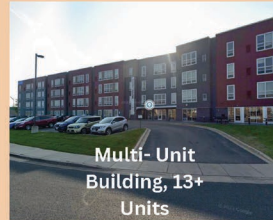
Triplex



Quadplex



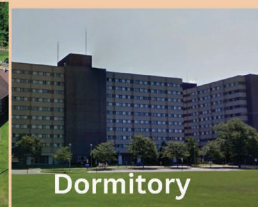
Multi-Unit Building, 5-12  
units



Multi-Unit  
Building, 13+  
Units



Assisted  
Living Facility



Dormitory



Live Work Unit



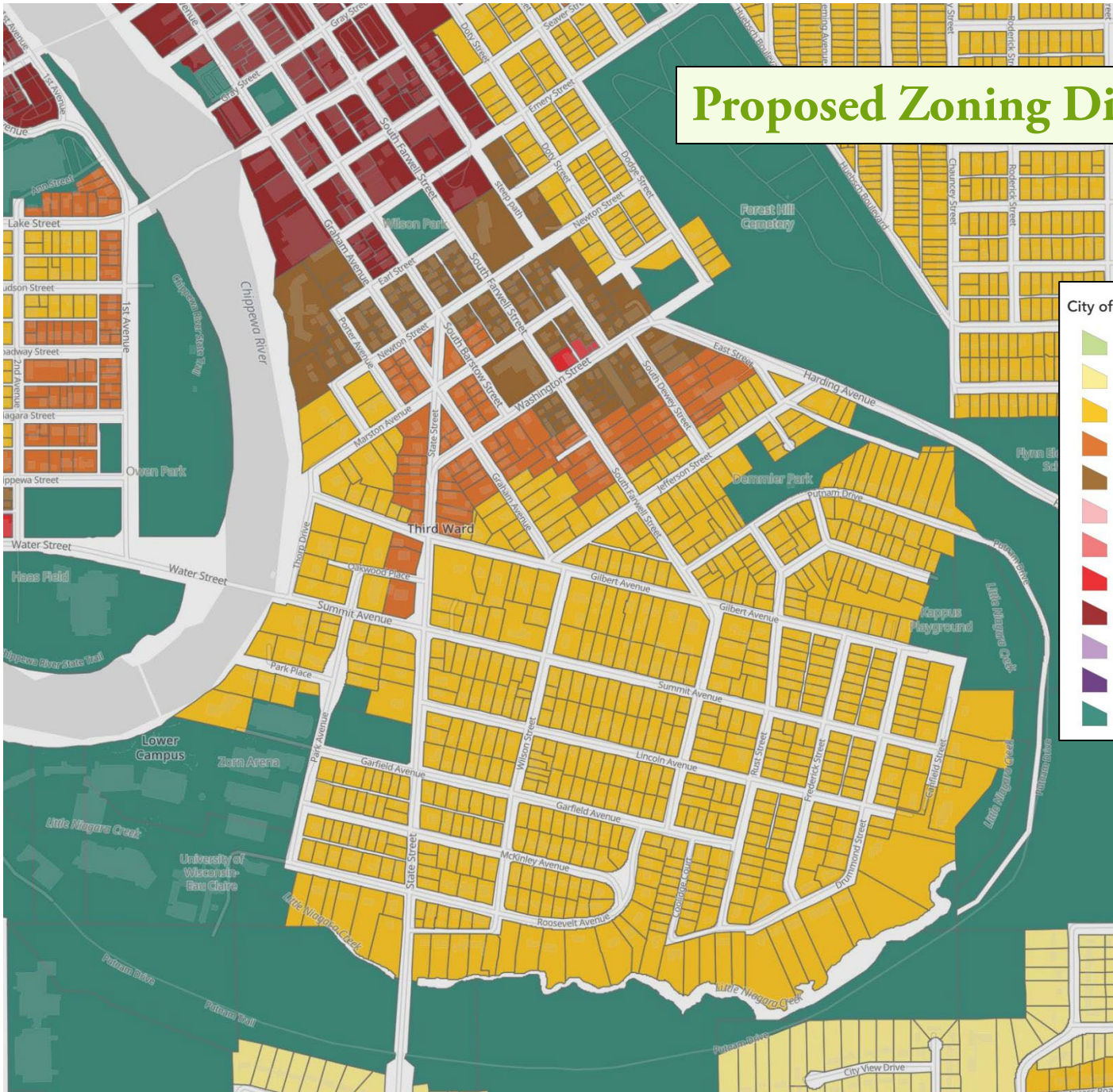
Cottage/Tiny  
Home Court

<p><b>Limited</b></p>	<p>Short term rental</p>	<p>Accessory Commercial Unit</p>	<p>Accessory Dwelling Unit</p>
<p><b>Conditional</b></p>	<p>Parking</p>		<p>Bed and Breakfast</p>

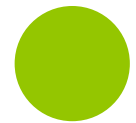
In the new zoning plan, mixed residential, MR would occur in orange area below:



# Proposed Zoning Districts



- City of Eau Claire Proposed Zoning Districts**
- NSR - Non-Sewered Residential Legacy
  - GR - General Residential
  - NR - Neighborhood Residential
  - MR - Mixed Residential
  - UR - Urban Residential
  - NC - Neighborhood Commercial
  - CC - Corridor Commercial
  - UC - Urban Commercial
  - DT - Downtown
  - LI - Light Industrial
  - HI - Heavy Industrial
  - P - Public



## **NR-NEIGHBORHOOD RESIDENTIAL DISTRICT**

Currently, the R-2 - One- and Two-Family District allows primarily single-family detached homes, twin homes, and duplexes. The R-2 District is proposed to be transitioned to the NR - Neighborhood Residential District.

The **NR district** will feature:

- Single-family detached homes, twin homes, and duplexes would continue to be the primary housing types in the NR District
- Additional formats including triplexes and quadplexes are proposed to be allowed throughout the District.
- Live-work units are proposed to be allowed in select locations adjacent to commercial corridors.
- Lot area and width standards are proposed to be reduced to allow more compact, development and to encourage and promote infill development.



**CENTURY  
CODE UPDATE**

**General Residential**

**Neighborhood Residential**

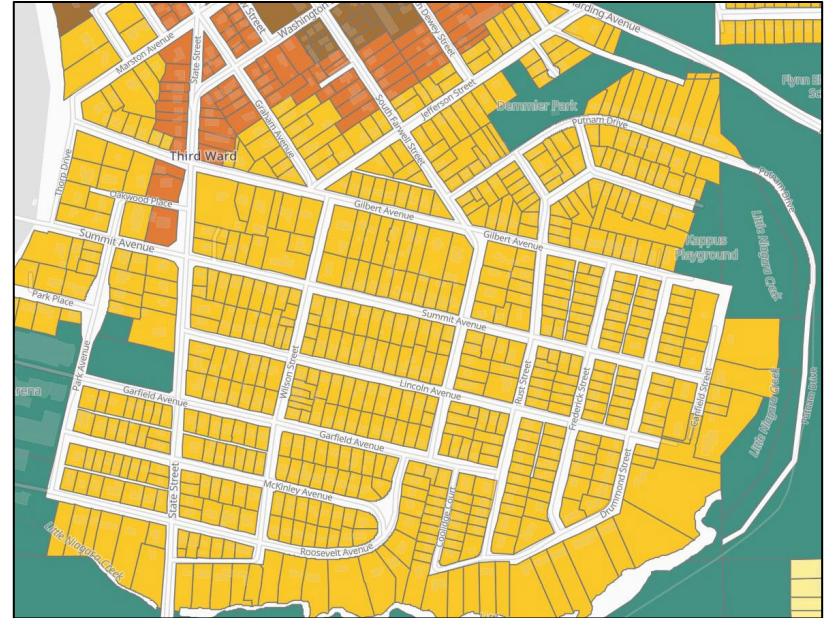
**Permitted**



**Limited**



In the new zoning plan, neighborhood residential, NR is the yellow area:





**Conditional**





## UR-URBAN RESIDENTIAL DISTRICT

The City's existing R-4 - High-Rise Multiple Family District allows primarily multifamily development but also allows single-family detached homes, twin homes, and duplexes as conditional uses. The R-4 District is proposed to be transitioned into the new UR - Urban Residential District.

- 
- The **UR District** would accommodate larger scale, higher density multifamily development.
  - Large scale, apartment/condominium complexes that include multiple multifamily buildings on one lot.
  - Small-scale commercial businesses including neighborhood bars, small storefronts, medical clinics, and personal service establishments are also proposed to be allowed in the UR District to ensure residents have easy access to everyday goods and services.
  - Design standards are proposed to ensure high-quality, long-lasting development and compatibility with surrounding neighborhoods and uses.
- 

## DT- DOWNTOWN DISTRICT

Downtown Eau Claire is currently zoned CBD – Central Business District, but district standards do not require development to be pedestrian-oriented or contribute to the vibrancy of Downtown.

























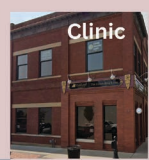












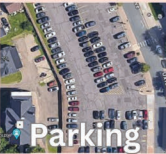




The CBD District is proposed to be transitioned into the DT – Downtown District, derived from the Comprehensive Plan's Downtown Design, to ensure new development and redevelopment reinforce Downtown as a walkable, lively destination.



- The proposed **DT District** will allow a flexible range of pedestrian-oriented uses.
- New auto-oriented uses like drive-throughs and gas stations will be prohibited.
- New development is intended to reinforce downtown as a walkable, lively destination, consistent and complementary to Downtown's historic built form.
- The proposed DT District standards were derived from Eau Claire's Downtown Design and Development Guidelines.

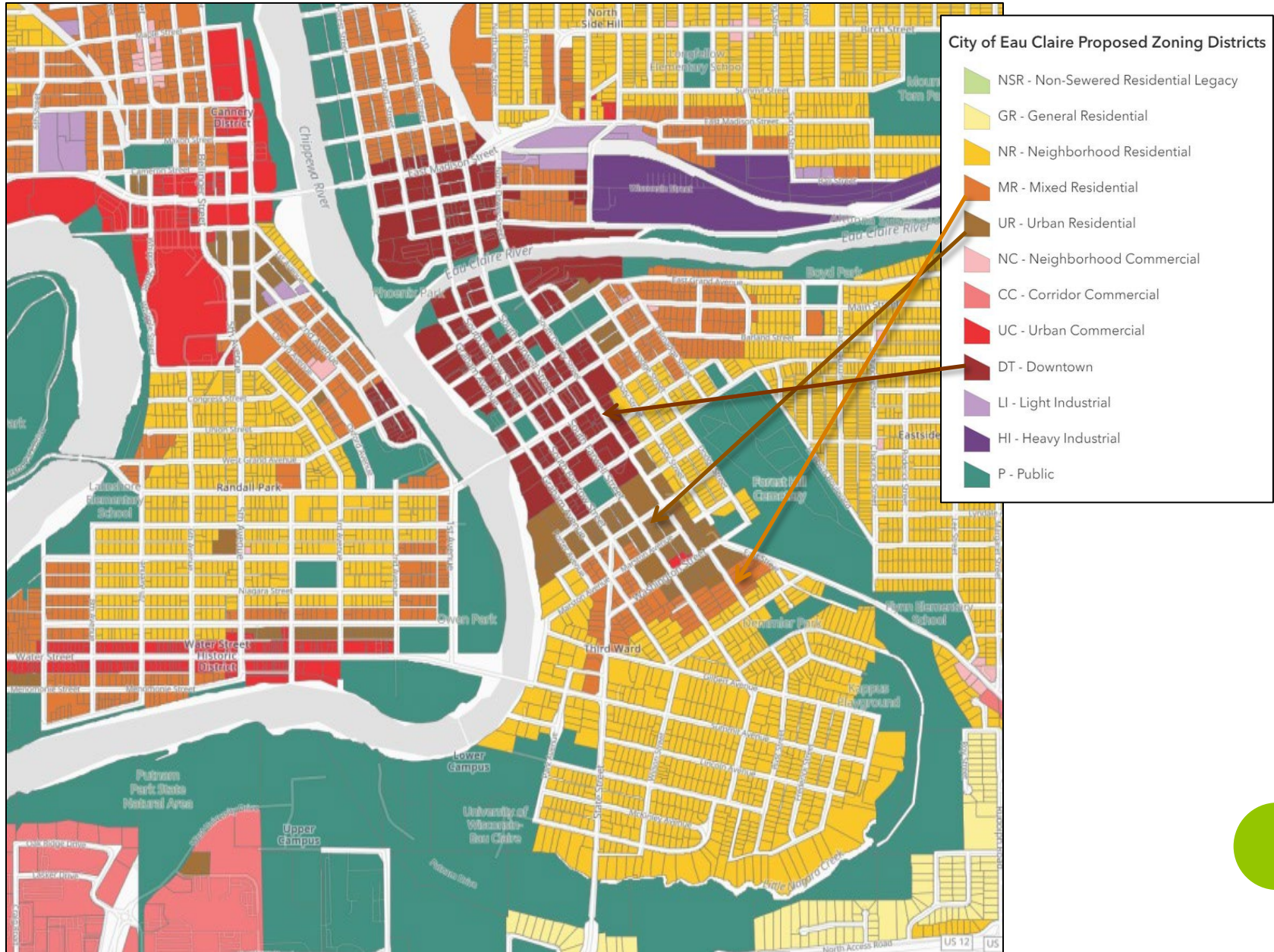


# Proposed Urban and Downtown zones: (we have no Urban commercial)

<b>CENTURY CODE UPDATE</b>	Urban Residential	Urban Commercial	Downtown
<b>Permitted</b>	       	         	        
<b>Limited</b>	   	  	  
<b>Conditional</b>	 		 




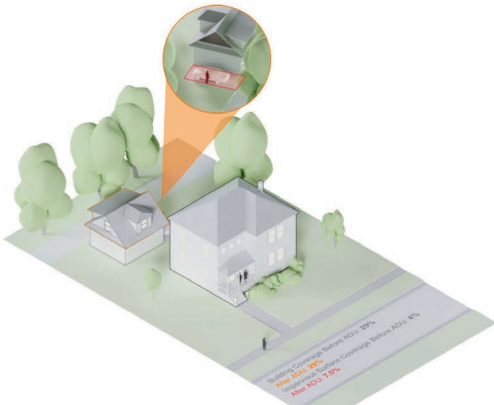
In the proposed zoning plan, **urban/downtown zones** will define development:



# Accessory Dwelling Units


Accessory Dwelling Units (ADUs) are a way of increasing housing options in established and new neighborhoods with primarily single-family detached dwellings, without significantly altering community character. ADUs have been known by many names: granny flats, in-law-units, backyard cottages, secondary units, carriage houses, and more. Regardless of the terminology used, an ADU is a smaller, independent dwelling unit that may be detached, attached, or internal to the primary dwelling on a parcel.

ADUs are currently allowed in the City's Traditional Neighborhood District, in which no parcels in the City are zoned. ADU's will be allowed in the Third Ward with the new zoning.

<b>CENTURY CODE UPDATE</b>		<b>Neighborhood Infill Visualizations</b>	
	<b>Without Alley</b>	<b>With Alley</b>	
Accessory Dwelling Units (ADUs)	 <p><b>Impervious Coverage w/out ADU: 48.5%</b>  <b>Impervious Coverage w/ ADU: 51.5%</b></p>	 <p><b>Impervious Coverage w/out ADU: 33%</b>  <b>Impervious Coverage w/ ADU: 36.5%</b></p>	



# Accessory Dwelling Unit Recommendations

- 1) **ADUs should be allowed on any parcel of adequate size, as an accessory use to a single-family detached or duplex.**  
Retain and clarify existing building and impervious surface coverage limits and require ADUs and associated impervious surfaces (parking) count toward the limit.
  - 2) **Either the primary dwelling or the ADU should be required to be owner-occupied.**  
Require the primary dwelling or the ADU to be owner-occupied at the time of the issuance of the building permit for the ADU. Additional discussion with the City Attorney and leadership is needed to determine the desired/appropriate approach for enforcement of this standard should the property be sold.
  - 3) **The max. size of an ADU should be limited to ensure it remains appurtenant to (less than) primary dwelling.**
    - (a. Limit the size of a detached ADU based on the allowed building and impervious surface coverage limits and by limiting the overall size of an ADU.
    - (b. Limit the size of an internal ADU to a certain percentage of the overall livable area of the principal dwelling or the entirety of a basement or attic space regardless of size.
  - 4) **The City should further analyze off-street parking feasibility, need, and alternatives to inform regulations.**
    - (a. Require one parking space per ADU.
    - (b. Allow the required parking space to be “land banked”. Land banking means that the required parking space and access to the parking space would not be constructed but the area needed to accommodate them would be left open and the city could require the parking space and access be installed at a later date should it become necessary.
  - 5) **Objective design and development standards should be established to ensure ADUs blend into the character of surrounding development.**
    - (a. Require a minimum 5 foot setback from interior side and rear property lines for standalone or above garaged detached ADUs. Allow ADUs to be setback 2 feet from interior side and rear property lines if the building façade adjacent to the property line is fire rated.
    - (b. Allow detached ADUs to be up to 5 ft. less than the height of the principal dwelling up to a max of 25 ft.
    - (c. Require the roof style of the ADU be consistent with the roof style of the principal dwelling.
    - (d. Require the exterior building cladding materials of the ADU to be consistent with or complementary to the exterior building cladding materials of the principal dwelling.
    - e. Allow site plans meeting all objective design and development standards to be reviewed and approved by the Zoning Administrator rather than the Planning Commission.
- 

# Recent Media Shows It's Harder To Buy A Home

## American dream of owning a home is dead, majority of renters say

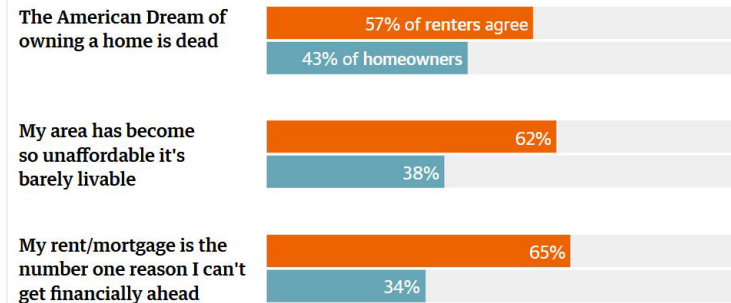
**Exclusive: most renters surveyed by Harris Poll say the areas they live in have become so unaffordable they are 'barely livable'**



📷 The rise in home prices coincides with a severe drop in new housing construction after the Great Recession, the report said. Photograph: David Paul Morris/Bloomberg via Getty Images

The American dream of owning your own home is dead, according to the majority of renters surveyed in a new poll shared exclusively with the Guardian, and the areas they live in have become so unaffordable they are “barely livable”.

### Renters are more pessimistic about housing than homeowners



Guardian graphic. Source: Harris Poll. Note: Survey of 2,047 US adults from 19-21 January 2024.

The state of the US housing market underlines just how difficult the situation has become. Redfin *estimates* only 16% of home listings in 2023 were affordable to the typical US household. In comparison, 50% of listings in 2013 were affordable on a median income.



# EC HOUSING STUDY

Housing Study 2023  
Strategic Recommendations

There are not enough homes for those who want to buy them. The community has been supplied with a large number of rental units for a millennial market that is moving into a different stage in life, raising questions of how to adapt the units to a changing market.

## RECOMMENDATIONS

- 1) **Promote upgrades to existing housing.** Improve existing housing stock for current owners and future competitive position.
- 2) **Introduce New Housing Types:** Make intentional efforts to help the private sector deliver housing types that can address gaps in the marketplace. **The time is right for a new type of urban housing product, primarily aimed at homebuyers.** Condos are difficult to finance, but other attached types such as rowhouses and quadplexes should be encouraged, especially as infill products. **Zoning changes alone will not be enough to make this happen as infill or redevelopment. Additional redevelopment support and incentives will be crucial.**
- 3) **Promote Infill Development:** Build more ownership units in a way that enhances neighborhoods in the future. Eau Claire also has the greatest number of neighborhoods and blocks that are at risk in a future where demand and supply are in a different kind of balance. **“Pre-vitalization” efforts for strengthening neighborhoods can be solidified with strategic infill products that establish new owners and new activity in city neighborhoods. Investing in core city neighborhoods with new units also takes advantage of existing developed land and infrastructure, avoiding negative environmental and fiscal externalities.**





# EC HOUSING STUDY

4) **Establish Community Benefit Rules for Greenfield Residential Development:** Require higher densities and diverse housing types to support market health

5) **Prepare for More Senior Renters:** Work with rental property developers and builders to ensure new rental units are senior-friendly, and explore opportunities for improvements to existing rentals. *Nearly the entirety of rental demand growth will be among those who are 65 or older.* It is likely that the private sector will respond to this growing demand with some amount of newly built units specifically targeted at this population. But new senior rentals will likely be too costly for most seniors in the county. *Adapting existing properties for their needs can be done more cheaply than building new in most cases.*

6) **Leverage Naturally Occurring Affordable Housing (NOAH):** *Invest in upgrades to aging rental units in exchange for stabilized affordable rents.* The rental market is not strong enough to charge rents sufficient to cover the cost of reinvestment. With public subsidy, this is an opportunity to upgrade deteriorating properties and preserve affordable housing for households with incomes under \$50,000. *There are roughly 3,000 cost burdened renter households in the county in this income range. The estimated gap to produce an affordable housing unit for these households is between \$75,000 and \$100,000 but rehabbing an existing unit and preserving affordable rents could be half as much.*





Comments? Questions?

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