
COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE TO THE PUBLIC

July 21, 2022

To Whom It May Concern:

The Beloit Plan Commission and City Council are considering an Ordinance to amend two sections of the Zoning Ordinance of the City of Beloit to allow the width of new dwellings to be narrower than 25 feet and the floor area of new single and two-family dwellings to be less than 1,000 square feet with Plan Commission and City Council approval of a Planned Unit Development (PUD) Master Land Use Plan and PUD zoning. As drafted by City staff to promote housing affordability, the proposed Ordinance would create a framework for review and approval of smaller dwellings commonly referred to as small homes, tiny homes, or accessory dwelling units. If the proposed Ordinance is adopted, new single-family dwellings of any size could be constructed on freestanding lots, added to existing single-family properties with adequate space, or clustered together on larger parcels as part of a larger housing initiative. All of the above possible scenarios would require neighbor notification and public hearings for each project. The PUD process involves formally rezoning the subject property from its base zoning district to PUD if the proposed use is consistent with the City's long-term land use plans. Every new dwelling would still need to meet minimum building setbacks, off-street parking requirements, and the state building code. The proposed Ordinance also amends one section of the Subdivision Ordinance to eliminate the minimum lot size for lots in cluster subdivisions to achieve consistency with existing provisions of the Zoning Ordinance.

The following public meetings will be held regarding the proposed Ordinance:

City Plan Commission: Wednesday, August 3, 2022, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

City Council: Tuesday, September 6, 2022, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

We are interested in your opinion.*

***You may mail your comments to the attention of Drew Pennington at 100 State Street or via email to penningtond@beloitwi.gov. You may also call (608) 364-6711 to provide your comments over the phone.**

ORDINANCE NO. 3755

AN ORDINANCE TO AMEND SECTIONS 6.2.11(B)(4) AND (6) OF THE ZONING ORDINANCE, CHAPTER 19 OF THE CODE OF GENERAL ORDINANCES AND SECTION 12.08(4) OF THE SUBDIVISION ORDINANCE, CHAPTER 12 OF THE CODE OF GENERAL ORDINANCES OF THE CITY OF БЕЛОIT PERTAINING TO MINIMUM DWELLING STANDARDS AND LOT SIZES

The City Council of the City of Beloit, Rock County, Wisconsin do ordain as follows:

Section 1. Sections 6.2.11(b)(4) of the Zoning Ordinance, Chapter 19 of the Code of General Ordinances of the City of Beloit, is hereby amended to read as follows:

- “4. Minimum Width. The street side of every dwelling shall be not less than 25 feet in width unless a narrower width is approved as a planned unit development pursuant to sections 2-400 and 5-300 of this chapter. Only one street side of a dwelling on a corner lot need be 25 feet in width. Attached garages, carports and open decks shall not be included in the measurement of the width of the street side of a dwelling.”

Section 2. Sections 6.2.11(b)(6) of the Zoning Ordinance, Chapter 19 of the Code of General Ordinances of the City of Beloit, is hereby amended to read as follows:

- “6. Minimum Floor Area. Every single-family dwelling and duplex dwelling unit shall contain a minimum gross floor area of at least 1,000 square feet unless a smaller floor area is approved as a planned unit development pursuant to sections 2-400 and 5-300 of this chapter.”

Section 2. Section 12.08(4) of the Subdivision Ordinance, Chapter 12 of the Code of General Ordinances of the City of Beloit, is hereby amended to read as follows:

- “4. LOT SIZE. The ~~minimum and~~ maximum lot sizes within a cluster subdivision shall be ~~6,000 square feet and~~ 2 acres ~~respectively~~. The aggregate number and sizes of lots must be adequate to meet all required density limits as established in the respective zoning district in which the cluster development is located.”

Section 3. If any section, clause, provision or portion of this ordinance is judged unconstitutional or invalid by a court of competent jurisdiction, the remainder of the ordinance shall remain in force and not be affected by such judgment.

Section 4. This ordinance shall be in force and take effect upon passage and publication.

Adopted this _____ day of _____, 2022.

CITY COUNCIL FOR THE CITY OF БЕLOIT

Regina Dunkin, President

ATTEST:

Marcy Granger, City Clerk-Treasurer

PUBLISHED: _____

EFFECTIVE DATE: _____

01-611100-5231- _____