
COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE TO THE PUBLIC

April 15, 2025

To Whom It May Concern:

The Beloit Plan Commission and City Council are considering the attached Ordinance to create, amend, and repeal various sections of the Zoning Ordinance, Chapter 19 of the Code of General Ordinances, and Chapter 34, the Architectural Review and Landscape Code. The proposed Ordinance is attached and also available for review at www.beloitwi.gov. This Ordinance may result in changes to allowable uses for properties. The attached map has been submitted to the City Clerk and will be displayed on the first floor of City Hall.

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

Plan Commission: Wednesday, April 23, 2025, 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: Monday, May 19, 2025, 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 Planning Division at 100 State Street or via email to planning@beloitwi.gov. You may also call (608) 364-6700 to provide your comments over the phone.

ORDINANCE NO. 3868

AN ORDINANCE TO REPEAL SECTIONS 2-306, 2-502(g), TO CREATE SECTION 6.2.11.b.8, AND TO AMEND SECTIONS 2-601, 2-701, 4-604, 4-704, 4-804, 4-902(a), 4-904(a), TABLE 6.1-1, AND SECTION 8-605 OF THE ZONING ORDINANCE, CHAPTER 19 OF THE CODE OF GENERAL ORDINANCES, AND TO AMEND SECTIONS 34.02(2)(b)(4)c. AND d. AND 34.21(2)(e) AND (f) OF THE CODE OF GENERAL ORDINANCES RELATING CLARIFICATIONS ON PROTEST PETITION PROCESS, USES REQUIRING A CONDITIONAL USE PERMIT, OUTDOOR SEATING AREAS, NONCONFORMING USES, AND ARCHITECTURAL REVIEW AND LANDSCAPE CODE UPDATES

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

Section 1. Section 2-306 of the Zoning Ordinance, Chapter 19 of the Code of General Ordinances of the City of Beloit, is hereby repealed.

Section 2. Section 2-502 (g) of the Zoning Ordinance, Chapter 19 of the Code of General Ordinances of the City of Beloit, is hereby repealed.

~~g. If the conditional use permit application relates to outdoor seating, the applicant shall include the location and number of proposed tables and chairs.~~

Section 3. Section 2-601 of the Zoning Ordinance, Chapter 19 of the Code of General Ordinances of the City of Beloit, is hereby amended to read as follows:

"2-601 WHEN REQUIRED. A site plan shall be submitted at the time of application for a Building Permit for every proposed new structure or addition to an existing structure. Site Plans are also required to be submitted at the time of any application for a Conditional Use Permit or Zoning Variance and prior to beginning construction of a new parking lot or outdoor storage area, enlarging an existing parking lot or paved outdoor storage area by ~~1025~~ percent or more, or removing ~~1025~~ percent or more of the surface of an existing parking lot or outdoor storage area and replacing it with a new paved surface."

Section 4. Section 2-701 of the Zoning Ordinance, Chapter 19 of the Code of General Ordinances of the City of Beloit, is hereby amended to read as follows:

"2-701 APPLICABILITY. No ~~B~~building ~~P~~permit shall be issued by the Building Inspector, or new parking lot or outdoor storage area constructed, or existing parking lot or paved outdoor storage area be enlarged by ~~1025~~ percent or more, or ~~1025~~ percent or more of the surface of an existing parking lot or outdoor storage area be removed and replaced with a new paved surface unless the Zoning Officer has issued a Certificate of Zoning Compliance, indicating that the

proposed building, structure, parking lot or outdoor storage area complies with all the provisions of the Code of General Ordinances of the City of Beloit.”

Section 5. Section 4-604 of the Zoning Ordinance, Chapter 19 of the Code of General Ordinances of the City of Beloit, is hereby amended to read as follows:

“4-604 OUTDOOR VENDING, ~~STORAGE AND~~, SALES DISPLAYS ~~AND SEATING~~. No outdoor vending or outdoor displays of merchandise shall be permitted in the C-1 district, except as authorized by Section 8-600 or 6.4.4. ~~Outdoor seating areas for restaurants or cafes shall be allowed only on private property and only if reviewed and approved in accordance with the Conditional Use Permit review procedures of Section 2-500.~~”

Section 6. Section 4-704 of the Zoning Ordinance, Chapter 19 of the Code of General Ordinances of the City of Beloit, is hereby amended to read as follows:

“4-704 OUTDOOR VENDING, ~~STORAGE AND~~, SALES DISPLAYS ~~AND SEATING~~. No outdoor vending or outdoor displays of merchandise shall be permitted in the C-2 district, except as authorized by Section 8-600 or 6.4.4. ~~Outdoor seating areas for restaurants or cafes shall be allowed only on private property and only if reviewed and approved in accordance with the Conditional Use Permit review procedures of Section 2-500.~~”

Section 7. Section 4-804 of the Zoning Ordinance, Chapter 19 of the Code of General Ordinances of the City of Beloit, is hereby amended to read as follows:

“4-804 OUTDOOR VENDING, ~~AND~~ SALES DISPLAYS ~~AND SEATING~~. No outdoor vending or outdoor displays of merchandise shall be permitted in the C-3 district, except as authorized by Section 8-600 or 6.4.4. ~~Outdoor seating areas for restaurants, cafes or bars may be allowed only on private property and only if reviewed and approved in accordance with the Conditional Use Permit review procedures of Section 2-500.~~”

Section 8. Section 4-902 (a) of the Zoning Ordinance, Chapter 19 of the Code of General Ordinances of the City of Beloit, is hereby amended to read as follows:

“a. Outdoor Vending and, Sales Displays ~~and Seating~~. No outdoor vending or outdoor displays of merchandise shall be permitted in the CBD-1 or CBD-2 district, except as authorized by Section 8-600. ~~Outdoor seating areas for restaurants, cafes or bars may be allowed on private property only if reviewed and approved in accordance with the Conditional Use Permit review procedures of Section 2-500.~~ In the CBD district, a permit may be sought for use of public right-of-way according to §18.01(4) of the City of Beloit Code of General Ordinances and §66.0315, Wis. Stats.”

Section 9. Section 4-904(a) of the Zoning Ordinance, Chapter 19 of the Code of General Ordinances of the City of Beloit, is hereby amended to read as follows:

“a. Outdoor Storage/Display.

1. In the CBD-1 district, no outdoor storage or display shall be permitted in conjunction with nonresidential uses, except for off-street parking, off-street loading, or outdoor display of merchandise authorized by Section 8-600. The provisions of Section 8-601 notwithstanding, no outdoor sales/display of motor vehicles, recreational vehicles/equipment or other large merchandise shall be permitted. ~~Outdoor seating areas for restaurants or bars may be allowed if reviewed and approved in accordance with the Conditional Use Permit procedures of Section 2-500.~~
2. In the CBD-2 district, no outdoor storage or display shall be permitted in conjunction with nonresidential uses, except for off-street parking, off-street loading, or outdoor display of merchandise authorized by Section 8-600 of this chapter. The provisions of Section 8-601 notwithstanding, no outdoor sales/display of motor vehicles, recreational vehicles/equipment or other large merchandise shall be permitted, unless reviewed and approved in accordance with the Conditional Use Permit procedures of Section 2-500. ~~Outdoor seating areas for restaurants or bars may be allowed in the CBD-2 district if reviewed and approved in accordance with the Conditional Use Permit procedures of Section 2-500.”~~

Section 10. Table 6.1-1 of the Zoning Ordinance, Chapter 19 of the Code of General Ordinances of the City of Beloit, is hereby amended as follows:

Table 6.1-1

Use Category	Specific Use Type	Residential					Commercial					Mfg.		Conditions
		R 1 A	R 1 B	R 2	R 3	R 4	C 1	C 2	C 3	C B D 1	C B D 2	M 1	M 2	
Residential Use Categories														
Group Living	Community Living Arrangements, Class I	P	P	P	P	P	P	-	-	-	-	-	-	§6.2.3
	Community Living Arrangements, Class II	C	C	C	P	P	P	-	-	-	-	-	-	
	Community Living Arrangements, Class III	C	C	C	P	P	P	-	-	-	-	-	-	
	All Other Group Living Uses	-	-	-	C	C	C	C	C	-	C	-	-	

Household Living (Am. #3130)	Single-Family Detached Dwelling	P	P	P	P	P	P	C	-	-	-	-	-	§6.2.11 §7.2
	Single-Family Attached Dwelling	<u>P</u> -	P	P	P	P	P	C	-	P	P	-	-	
	Two-Family Dwellings	<u>P</u> -	<u>P</u> -	P	P	P	P	C	-	P	P	-	-	<u>§6.2.11 b.8</u>
	Multifamily Dwellings	<u>P</u> -	<u>P</u> -	<u>P</u> -	P	P	<u>P</u> €	<u>P</u> €	<u>P</u> €	P	P	-	-	<u>§6.2.11 b.8</u>
	Boarding/Rooming Houses (Cr. #3146)	-	-	-	C	C	C	C	C	-	C	-	-	
	Single Room Occupancy (Cr. #3146)	-	-	-	C	C	C	C	C	-	C	-	-	
	Mobile Home Parks	-	-	-	C	C	-	-	-	-	-	-	-	§6.2.9
<i>Institutional and Civic Use Categories</i>														
College		C	C	C	C	C	P	P	P	C	C	C	-	
Community Service (Am. #3708)	Transitional Living Facilities	-	-	-	P	P	-	P	P	-	-	-	-	§6.2.4
	Other Community Service Uses	-	-	-	C	C	C	C	C	C	C	C	-	§6.2.4
Day Care	Day Care Centers	<u>P</u> €	<u>P</u> €	<u>P</u> €	<u>P</u> €	<u>P</u> €	P	P	P	<u>P</u> €	<u>P</u> €	P	P	
Day Care Home, Family		P	P	P	P	P	P	-	-	-	-	-	-	
Medical Facility		-	-	-	C	C	P	P	P	P	P	-	-	
Park and Open Space		P	P	P	P	P	P	P	P	P	P	P	P	
Religious Institutions		C	C	P	P	P	P	C	C	-	C	-	-	
Safety Service		C	C	C	C	C	P	P	P	C	C	P	P	
School		C	C	P	P	P	P	C	C	-	-	-	-	
Utility, Basic		C	C	C	C	C	P	P	P	C	C	P	P	
<i>Commercial Use Categories</i>														
Entertainment Event, Major	Racetrack, Motor Vehicle	-	-	-	-	-	-	-	-	-	-	-	C	
	Other Entertainment Events	-	-	-	-	-	-	-	C	-	-	C	-	
Office		-	-	-	C	C	P	P	P	P	P	P	<u>P</u> €	§6.2.10
Parking, Commercial		-	-	C	C	C	P	P	P	C	C	P	P	
Recreation and Entertainment, Outdoor		-	-	-	-	-	-	-	P	-	-	C	C	
	Adult Use	-	-	-	-	-	-	-	-	-	-	-	P	§6.2.1

Retail Sales/Service (Entertainment-Oriented)	Bed & Breakfast Guestroom (1—2 rooms)	P	P	P	P	P	P	P	-	-	-	-	-	\$6.2.2
	Bed & Breakfast Lodging (3—5 rooms)	C	C	P	P	P	P	P	P	P	P	-	-	\$6.2.2
	Bed & Breakfast Inn (6 or more rooms)	-	-	C	P	P	P	P	P	P	P	-	-	\$6.2.2
	Gaming	-	-	-	-	-	-	-	-	-	-	C	C	
	Hotel/Motel	-	-	-	-	-	-	C	P	P	P	C	C	
	Liquor Sale (On or Off Premises)	-	-	-	-	-	-	C	P	P	P	C	C	
	Other Retail Sales/Service (Entertainment-Oriented)	-	-	-	-	-	-	C	P	P	P	C	C	
Retail Sales/Service (Personal Service-Oriented)	Animal Hospitals	-	-	-	-	-	-	C	P	-	-	P	-	
	Kennel, Outdoor	-	-	-	-	-	-	-	C	-	-	P	P	
	Banks/Financial Institutions	-	-	-	-	-	P	P	P	C	C	-	-	
	Other Retail Sales/Service (Personal Service-Oriented)	-	-	-	-	-	P	P	P	P	P	-	-	\$6.2.12
Retail Sales/Service (Repair-Oriented)	Dry Cleaning/Laundry Pick-Up/Receiving Stations (all cleaning/laundry done off-site)	-	-	-	-	C	C	P	P	P	P	P	-	
	Furniture/Appliance Repair	-	-	-	-	-	-	C	P	C	C	P	-	
	Other Retail Sales/Service (Repair-Oriented)	-	-	-	-	-	-	P	P	C	C	P	-	
Retail Sales/Service (Sales-Oriented)	Adult Use	-	-	-	-	-	-	-	-	-	-	-	P	\$6.2.1
	Passenger Vehicle Sales/Rental	-	-	-	-	-	-	-	P	-	C	P	P	
	Heavy Equipment Sales/Rental	-	-	-	-	-	-	-	-	-	C	P	P	
	Pawn Shops	-	-	-	-	-	-	-	C	-	-	P	-	
	Other Retail Sales/Service (Sales-Oriented)	-	-	-	-	-	-	P	P	P	P	P	-	\$6.2.7

[illegible]

Equipment Facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§6.2.5
Wireless Communication Tower	-	-	-	-	-	-	C	C	C	C	P	P			§6.2.5

Section 11. Section 6.2.11.b.8 of the Zoning Ordinance, Chapter 19 of the Code of General Ordinances of the City of Beloit, is hereby created to read as follows:

- “8. *Original Multiple Dwelling Unit Building.* A residential building that was originally designed and built with multiple dwelling units is allowed by right.
- (a) Property owners may be required to submit records of the property to verify its original design and use. Acceptable records may include but are not limited to original building permits, original building/architectural plans, historical property records.
- (b) The conversion of a residential building designed and built as one dwelling unit into a multiple dwelling unit building is prohibited unless approved as a planned unit development pursuant to §2-400 and 5-300 of this chapter.
- (c) Any existing conversion of a one dwelling unit building into a multiple dwelling unit building that does not conform to the current zoning regulations is classified as a non-conforming use.
- (d) A residential building originally designed and built as one dwelling unit that was later converted into a multiple dwelling unit building, but has since lost its legal non-conforming status, cannot be reestablished as a multiple dwelling building unless approved as a planned unit development pursuant to §2-400 and 5-300 of this chapter.”

Section 12. Section 8-605 of the Zoning Ordinance, Chapter 19 of the Code of General Ordinances of the City of Beloit, is hereby amended to read as follows:

“8-605 OUTDOOR VENDING.

Outdoor vending shall be allowed only in the C-1, C-2, C-3, CBD, M-1 and M-2 zoning districts and in City parks, where permitted by §§15.06 and 18.02(15) of the Code of General Ordinances of the City of Beloit, but only if the outdoor vendor has obtained an outdoor vending license as required by §14.04 of the Code of General Ordinances of the City of Beloit. Outdoor vendors may display their merchandise outdoors only on the zoning lot for which an outdoor vendor's license has been issued and according to all other regulations of this section.”

Section 13. Sections 34.02(2)(b)(4)(c) and (d) of the Code of General Ordinances of the City of Beloit, are hereby amended to read as follows:

- “c. The area of an addition to an existing parking lot or paved outdoor storage area exceeds ~~25-10~~ percent of the area of the existing parking lot or paved storage area.
- d. When ~~25-10~~ percent or more of the surface of an existing parking lot is removed and replaced.”

Section 14. Sections 34.21(2)(e) of the Code of General Ordinances of the City of Beloit, is hereby amended to read as follows:

“(e) Interior Landscaping. The interior landscaping requirements are intended to break up large expanses of pavement with islands of landscaping and shade trees within parking lots, paved outdoor storage areas and other paved outdoor uses. All zoning lots that have parking lots with more than 25 parking spaces shall be required to provide interior planting islands within those areas. The total area of interior planting islands must equal at least 6 percent of the total land area of the parking lot.

1. *Interior Planting Islands.* An interior planting island is bounded on at least 3 sides by paving, not including adjacent drives or streets external to the area in question. Planting beds located at the corners of parking lots and bound on only 2 sides by pavement may also be counted toward the square footage requirements provided the planting beds are located internal to the parking lot. All interior planting islands shall be protected as provided in §34.21(5)(c).
2. *Plantings.* All interior planting islands shall be planted with at least one shade tree and live low-growing plant materials (under 30" in height) in sufficient quantity to provide 5 landscape units per 10 square feet of planting island area. These plantings may consist of a combination of lawn, ground covers, perennial plants, dwarf shrubs and trees. A mulch 2 to 3" in depth, such as shredded bark or wood chips, is recommended to aid plant growth and improve the health of plants. Inorganic mulch (such as stone, gravel or decorative rock) of a size greater than ¼" in diameter, may not be used as a mulch or ground cover because of safety concerns associated with large stone mulch. Large stones may be used for vandalism, and can become a tripping hazard when spilled out of the planting beds onto sidewalks or parking lots. Bioretention areas may be allowed within the required interior planting islands.
3. *Location.* The interior planting islands shall be located and designed to break up long expanses of parking bays, protect parked vehicles, assist with vehicular and pedestrian traffic circulation, snow storage, and stormwater drainage. Interior planting islands shall also be used as traffic control islands and shall be located at the ends of parking bays and at intersections of interior traffic aisles and access drives for this purpose.
4. *Size.* Interior planting islands in large parking lots shall be a minimum of 300 square feet in land area and not less than 18' wide in order to provide adequate land area to support the growth of one or more shade trees. The minimum size of all interior planting islands in medium size parking lots shall be 150 square feet, with a minimum width of 9' to provide adequate land area to support the growth of at least one shade tree. If a parking lot requiring

interior planting islands cannot provide these minimum dimensions due to unique site constraints, the Community Development Director or his designee may approve a plan with reduced interior planting islands. In no case may an interior planting island be less than 5' wide and 80 square feet in area."

Section 15. Section 34.21(2)(f) of the Code of General Ordinance of the City of Beloit, is hereby amended to read as follows:

"f. Foundation Plantings. Foundation plantings are required on any side of a building with an entrance that is accessible from inside or outside of the building by the general public. Required foundation plantings shall be planted in a planting bed and should conceal the building foundation, should accentuate and beautify the front facade and may not include shade or evergreen trees. Foundation planting areas shall have at least 3 landscape units per linear feet of applicable building frontage. When required, foundation plantings shall extend the entire length of the building façade."

Section 16. This ordinance shall take effect and be in force upon its passage and publication.

Adopted this ____ day of _____, 2025.

CITY COUNCIL OF THE CITY OF BELOIT

Kevin D. Leavy, President

ATTEST:

Marcy J Granger, City Clerk-Treasurer

Published this ____ day of _____, 2025

Effective this ____ day of _____, 2025

01-611100-5231-

25-1061

City of Beloit Zoning Map

- C-1, Office District
- C-2, Neighborhood Commercial District
- C-3, Community Commercial District
- CBD-1, Central Business District-Core
- CBD-2, Central Business District-Fringe
- DH, Development Holding District
- M-1, Limited Manufacturing District
- M-2, General Manufacturing District
- PLI, Public Lands & Institutions District
- PUD, Planned Unit Development District
- R-1A, Single-Family Residential District
- R-1B, Single-Family Residential District
- R-2, Two-Family Residential District
- R-3, Low-Density Multi-Family Residential District
- R-4, Moderate-Density Multi-Family District
- MRO, Milwaukee Road Overlay District

